SPROSEN GROSVENOR

Commercial Property Agents & Valuers

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The Little Lamb

59 High Street, Ilfracombe, Devon EX34 9QB

New Free of Tie Leasehold
Rent Reduced
Rent Deposit £6,305



Rent now reduced to £350 + VAT per week in year one. A rent deposit of £6,305 is payable to the landlord, with rent paid monthly in advance. The majority of the fixtures and fittings are owned by the landlord and tenants may use this equipment free of charge.

FEATURES

- Free of tie pub and restaurant in harbourside Ilfracombe
- Rent reduced: £350 + VAT p/w year one, £400 + VAT p/w year two
- Main Bar for 45, plus first floor Function Room for 50
- Fully equipped Commercial Kitchen
- Beer garden for 40 with outside bar and pizza oven
- Six-bedroom private quarters
- Brand new 7-year lease, available now

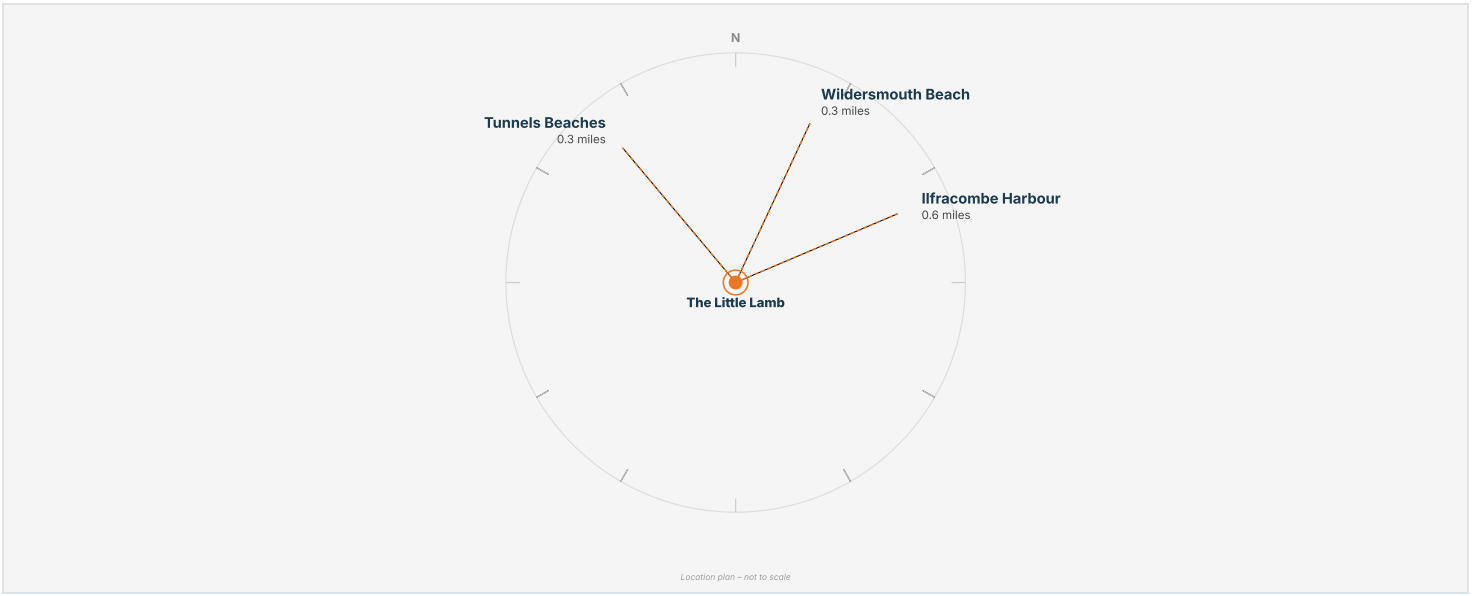
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LOCATION

The town of Ilfracombe is situated on the North Devon coast, famous for its picturesque harbour and surrounded by a stunning coastline.

It is a vibrant local town with a population of well over 12,000, boosted all through the year by tourists coming to this most attractive part of the country.

The Little Lamb is situated in the High Street of Ilfracombe, surrounded by other retailers.



THE BUSINESS PREMISES

Entrance Foyer

With half panelled walls leading through to the Main Bar.

Main Bar (12.8m x 5.8m)

A well fitted, modern refurbished bar carefully organised into various seating areas, with seating for around 45 and space for plenty more. Includes a pool table, comfortable seating and plenty of vertical drinking space. The panelled bar has a range of back-bar fridges.

Cellar

Reached via stairs to the lower ground floor level.

Ladies WC

Refurbished with two cubicles.

Gents WC

Refurbished with stainless steel urinal and one cubicle.

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Function Room (8.6m x 8.3m)
On the first floor, with space for up to 50 customers. An attractive, well presented room with its own bar servery and a lovely open fireplace.

Function Room WC
Serving the first floor Function Room.

Commercial Kitchen (6.4m x 5.5m)
Fitted with a range of stainless steel commercial equipment, including a deep bowl sink unit, overhead commercial extraction, stainless steel worktops and a full range of equipment.

PRIVATE ACCOMMODATION

Private Quarters (6m x 3.9m)
On the second floor, with stripped wooden floor, feature fireplace and huge bay windows enjoying stunning views.

Kitchen (5.6m x 3.1m)
Recently refurbished with wall and floor kitchen units, integrated hob and oven, and plumbing for a washing machine. Plenty of space for a dining table.

Modern Bathroom
A modern white suite, including panelled bath with shower over.

Separate WC
Serving the private quarters.

Bedroom 1 (4.6m x 2.8m)
A double bedroom.

Bedroom 2 (3.1m x 2.6m)
A further bedroom.

Bedroom 3 / Office (2m x 2.4m)
Currently used as an office.

Bedroom 4 (5m x 3m)
A further bedroom.

Third Floor
Two further large attic rooms, accessed via stairs from the second floor.

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OUTSIDE

Beer Garden

A beautifully presented, recently refurbished rear beer garden with seating for around 40.

Outside Bar

A separate outside bar with its own pizza oven, serving the beer garden.

THE BUSINESS

We cannot warrant any trading figures, nor do we hold detailed trading accounts. However, we are advised that The Little Lamb is open and trading as a pub and restaurant in the heart of Ilfracombe.

The premises offer scope across both wet and food trade, supported by a well-equipped commercial kitchen, a first floor function room for up to 50 guests, and a refurbished beer garden with its own outside bar and pizza oven. The reduced rent in the first two years gives an incoming operator an excellent opportunity to establish and build the business. New operators will need to satisfy themselves as to the viability of the business.

Further information can be provided to interested parties on request to the agent.

TENURE

The property is available on the basis of a brand new 7-year lease, free of tie, available now.

Year 1 rent: £350 + VAT (90%) per week (reduced).

Year 2 rent: £400 + VAT (90%) per week (reduced).

Thereafter: headline rent of £485 + VAT (90%) per week.

Rent deposit: £6,305 (no VAT applicable).

EPC Rating: C (valid until 03/11/2034).

Approximate size: 387 sq m.

RATEABLE VALUE

Rateable Value: £9,100. Note this is not the amount of rates payable – incoming tenants should be able to claim part small business rates relief, which may substantially reduce the amount actually payable. New operators should confirm their exact liability with the local authority.

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VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:

0333 414 9999 (Monday-Friday 9am-5pm)

Bruce Sprosen 07467 947296 (out of hours)

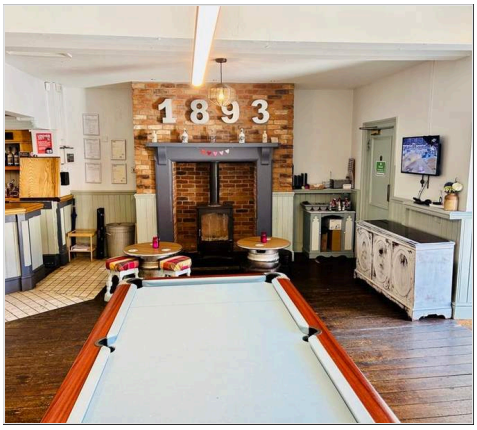
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