



REF: 764

## The Kirton Cow

37 High Street, Crediton, Devon EX17 3JP

Leasehold  
£5,000



**£5,000**

**to include the trade equipment,  
commercial lease plus stock at valuation  
and rent deposit.**



## FEATURES

- Price reduced - Free of Tie town centre pub with weekly sales circa £7,500
- On High Street of popular Devonshire market town
- Bar and split level seating circa 100 plus conservatory
- Commercial kitchen, prep room and WCs
- Two-bedroom managers flat with private kitchen parking
- Newly refurbished beer garden for 75
- Great opportunity to develop further



## LOCATION

Crediton is a market town and civil parish situated in Mid-Devon which is situated approximately 7 miles north west of Exeter, 18 miles west of Okehampton and 11 miles north of Tiverton. The area benefits from access to the national rail service with Crediton station providing regular services to Exeter, Barnstaple and Okehampton.

The town is well connected, being on the A377 Exeter to Barnstaple Road and at the junction with the A3072 Road to Tiverton.

The surrounding area comprises a mix of commercial and residential uses with occupiers nearby including Morrisons and Tesco.

Crediton lies in an Area of Outstanding Natural Beauty (AONB).

## BUSINESS PREMISES

### Entrance Vestibule

Leads to central walkway with Victorian tiled floor:

**First Seating Area - Front of Property**  
(4.6 m x 5.4 m)  
Seats 22.

A newly decorated space with part stripped wooden floor, part carpeted floor, panelled walls and coal effect gas fire with surround.

**Second Seating Area – Front of Property**  
(4 m x 4 m)  
Seating 12.

Also with part stripped floor, part carpeted floor in a well presented well decorated space with feature fireplace.

**Middle Seating Area**  
(7.4 m x 4.4 m)  
Seats another 10.

With additional space for stairwell leading upstairs.

**Main Bar**  
(13.6 m x 9.6 m)  
A huge space.

Seats around 70 with plenty of additional drinking space. There is part carpeted and part stripped wooden floor, all very well presented.

**Bar Servery**  
Is included in this space and fitted behind with a full range of equipment.



#### **Disabled WC**

#### **Disabled Lift**

#### **Trade Conservatory**

(7 m x 5.3 m)

Used as a games area.

Seating 18 with additional space for a pool table.

#### **Basement**

With beer cellar and stores.

#### **Ladies WC**

Well presented.

#### **Gents WC**

Well presented.

#### **Commercial Kitchen**

Fully fitted.

### **SECOND FLOOR SELF-CONTAINED FLAT**

The flat has been refurbished and comprises of two large double bedrooms, lounge, newly fitted bathroom and kitchenette.

### **OUTSIDE**

To the rear is a newly landscaped beer garden which can seat around 75.

There are patio, lawn and gravelled spaces in this great suntrap garden.

#### **Additional Outside Storage Space**

#### **One Off-Road Parking Space**

### **THE BUSINESS**

Has an average weekly turnover of around £7,500.

More detailed trading information can be provided after viewing the premises.

### **TENURE**

The property is let on the basis of a free of tie commercial lease. Please call us for rental details.

### **Rateable Value**

Rateable value from April 2026 amounts to £36,000.

This is not what you will pay. Rates payable in 2026 will amount to £8951.

### **EPC - link**

<https://find-energy-certificate.service.gov.uk/energy-certificate/8537-5996-1769-0313-4878>



### **VIEWING AND FURTHER INFORMATION**

033 414 9999 (Monday - Friday 9 am - 5 pm)  
Bruce Sprosen 07467 947296 (out of hours)  
Please email: [bruce@sprosen.com](mailto:bruce@sprosen.com)