



REF: 695

The Artichoke Inn

Village Road, Christow, Exeter, Devon
EX6 7NF

Freehold Investment Sale
£300,000



**For sale as a Freehold Investment
with a tenant in situ**

**Rental income £23,400 p.a.
Yield 7.8% p.a.**

**All fixtures and fittings
owned by the landlord
will be included in the sale**



FEATURES

- Freehold Investment Sale
- Classic thatched, unopposed Dartmoor village pub
- 12th Century Grade II listed thatched building
- With characterful bar and commercial kitchen
- Sun trap terraced beer garden
- Car park
- Three-bedroom owner's accommodation
- Zero business rates payable

LOCATION

The picturesque village of Christow is found in the Dartmoor National Park yet only around 20 minutes drive from the city of Exeter.

Tourists flock to the area in order to enjoy the many outstanding natural beauty spots of Dartmoor including the Canonteign Falls which are close by. A stunning location.

THE BUSINESS PREMISES

It is separated by a number of areas as follows:

Main Bar

A super character main bar with panelled front and room for around 10 customers.

Top Bar

With seating for around 10.

Bottom Bar

With seating for around 16.

Additional Customer Seating

In a room at the end of the premises for around 12.

There is huge character throughout this thatched listed building with a wealth of exposed beams, open fires and many other.

Commercial Kitchen

Is fitted with a full range of equipment.

Toilets

These are situated in an outside block but well maintained.

PRIVATE ACCOMMODATION

Situated on the first floor the owner's accommodation comprises of:

Master Bedroom with en-suite

Double Bedroom 1

Double Bedroom 2

Office

Bathroom

Private Kitchen

Large Lounge



Sprosen Grosvenor is the vendors agent and give notice that (1) This particulars do not constitute any part of an offer or contract (2) None of these statements in these particulars are to be relied upon as statements or representations of fact and any intending purchaser must satisfy themselves that that the statements contained therein are correct (3) Measurements where giver are approximate and for guidance only (4) No tests have been carried on appliances or equipment and Sprosen Grosvenor are unable to provide any warranty as to their condition. Prospective purchasers should therefore check that such equipment is in satisfactory working order and suitable for the purposes before entering into any contract.

OUTSIDE

To the side is a paved two-tier beer garden with a pretty fresh water stream running through.

With seating for around 30.

Outside Store Area

Separate Storage / Garage

Car Park

For around 16.

Additional Small Play Area

TENURE

The property is available on the basis of a freehold investment sale.

Lease terms 6 yrs 11 months.

Commencing May 2024.

Current rent £22,000.

FRI.

Rent review on 15.05.27 and 15.05.30 open market upward only.

Tenant pays reduced rent of £19,500 p.a. until 14.05.25.

The vendor will top up rent until 14.05.25 so the buyer receives £22,000 p.a. from completion.

Rateable Value

Current value (1 April 2023 to present) £6,500.

On this basis there should be no business rates to pay.

VIEWING AND FURTHER INFORMATION

Please Call:

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

Paul Mahon 07769969590 (Out of Hours)

Please Email: paul@sprosen.com



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