

Bampton - The Quarryman's Rest, Bampton St, Devon EX16 9LN
Freehold Public House with Letting Accommodation Investment



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PROPERTY CONSULTANTS



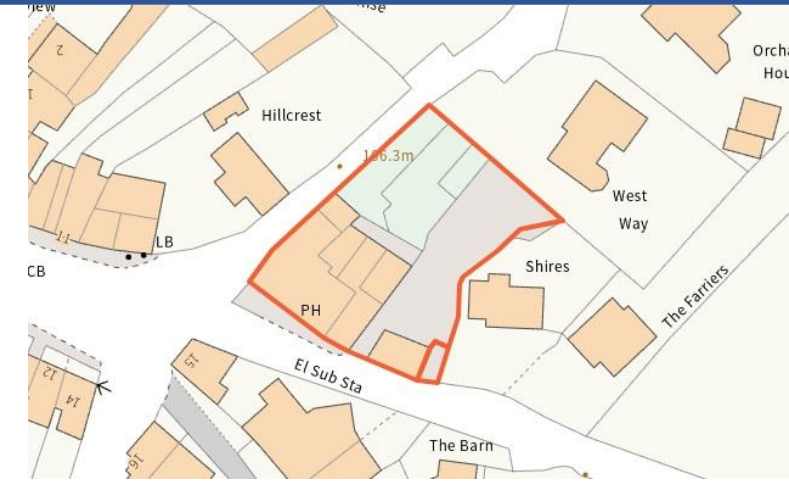
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Investment Consideration:

- Purchase Price: £450,000
- Gross Initial Yield: 8.22%
- Rental Income: £37,000 p.a.
- VAT is NOT applicable to this property
- Comprises large public house with restaurant, 3 en-suite letting rooms and 1-bed owner's flat
- Occupiers nearby include Pizza Takeaway, Bampton Riverside Hall, Convenience Store and others.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The Quarryman's Rest (Ground & First Floor)	Ground Floor: Open plan bar & restaurant areas, kitchen, wc's First Floor: 3 en-suite letting rooms, 1-bed owner's accommodation	Individual	6 Years 11 Months from 1 July 2020	£37,000	Note 1: FRI Note 2: Rent review from 2023 outstanding Note 3: Tenant break option in 2023 NOT exercised
			Total	£37,000	

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Property Description:

Comprises large public house with bar (50 covers) & restaurant area (34 covers), commercial kitchen and 2 game rooms. The property includes 3 en-suite letting rooms and 1-bed manager's flat with kitchen, living room and bathroom, providing the following accommodation and dimensions:

Ground Floor: Open plan bar & restaurant areas, kitchen, wc's

First Floor: 3 en-suite letting rooms, 1-bed owner's accommodation

Total GIA: 500 sq m (5,382 sq ft)

Tenancy:

The property is at present let to an Individual for a term of 6 Years 11 Months from 1st July 2020 at a current rent of £37,000 p.a. and the lease contains full repairing and insuring covenants. Rent review from 2023 outstanding. Tenant break option in 2023 NOT exercised.

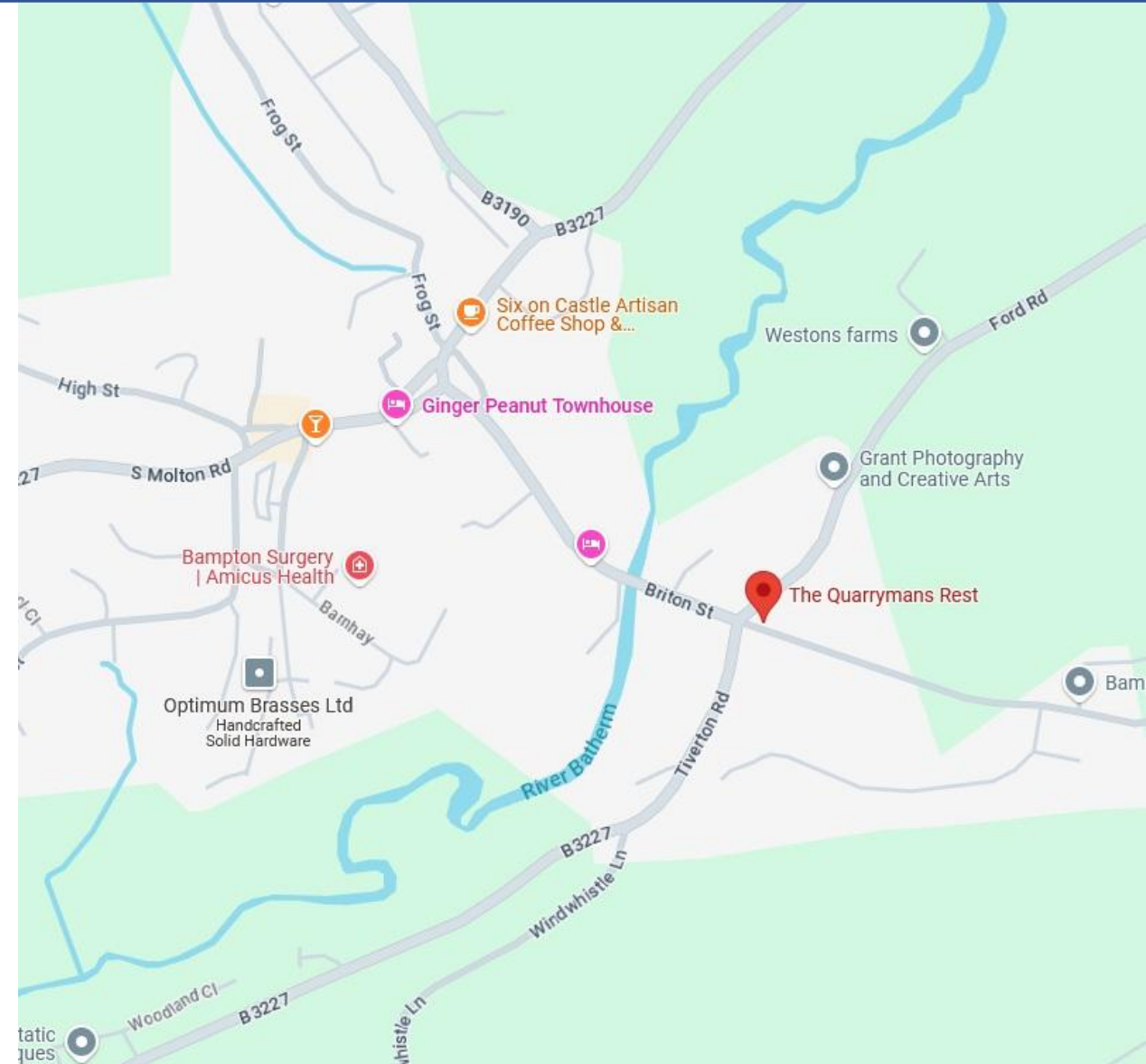


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Location:

Bampton is an attractive and historic town lying on the A395, to the north of Tiverton upon the edge of the Exmoor National park, with access on to the M5 (J27) via the A361. Occupiers nearby include Pizza Takeaway, Bampton Riverside Hall, Convenience Store and others.



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Contacts:

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