

Roborough - The New Inn, Winkleigh, Devon EX19 8SY  
Freehold Public House Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Roborough - The New Inn, Winkleigh, Devon EX19 8SY

## Freehold Public House Investment



### Investment Consideration:

- Purchase Price: £250,000
- Gross Initial Yield: 9.36%
- Rental Income: £23,400 p.a.
- VAT is NOT applicable to this property
- Comprises public house with restaurant
- Includes 2-bedroom owner's accommodation
- Benefits from outdoor seating area at front and rear
- Roborough is situated midway between the A386 Okehampton to Bideford Road and the A377 Exeter to Barnstaple road. Barnstaple is around 10 miles to the north; Okehampton around 15 miles to the south and Torrington 5 miles to the west.



Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
<b>The New Inn (Ground &amp; First Floor)</b>	Ground Floor: Open plan bar & restaurant, commercial kitchen, storage, customer wc's First Floor: 2-bed owner's flat, bathroom	t/a Individual	6 Years 11 Months from 18 June 2025	£23,400*	Note 1: FRI Note 2: Rent review on 18.06.28 and 18.06.31 open market upward only Note 3: Tenant option to determine on 18.06.28 with min. 6 months' notice Note 4*: Tenant pays reduced rent of £18,200 p.a. until 17.06.26; and reduced rent of £20,800 p.a. until 18.06.27. The vendor will top up rent until 18.06.27 so the buyer receives £23,400 p.a. from completion
<b>Total</b>				<b>£23,400</b>	

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### Property Description:

Comprises public house arranged as a ground floor bar & restaurant with full commercial kitchen, function room and 2-bedroom owner`s accommodation. The property benefits from outdoor seating area and provides the following accommodation and dimensions:

**Ground Floor:** Open plan bar & restaurant, commercial kitchen, storage, customer wc`s

**First Floor:** 2-bedroom owner`s accommodation, bathroom

**Total GIA:** 272 sq m (2,928 sq ft)

### Tenancy:

The property is at present let to an Individual for a term of 6 years and 11 months from 18<sup>th</sup> June 2025 at a current rent of £23,400\* p.a. Rent review on the 3<sup>rd</sup> and 6<sup>th</sup> anniversaries open market upward only. Tenant option to determine on 18<sup>th</sup> June 2028 with minimum 6 months` notice.

\*Tenant pays reduced rent of £18,200 p.a. for the first year; and reduced rent of £20,800 p.a. for the second year. The Vendor will top-up rent until 18<sup>th</sup> June 2027, so the Buyer receives the equivalent of £23,400 p.a. from completion.



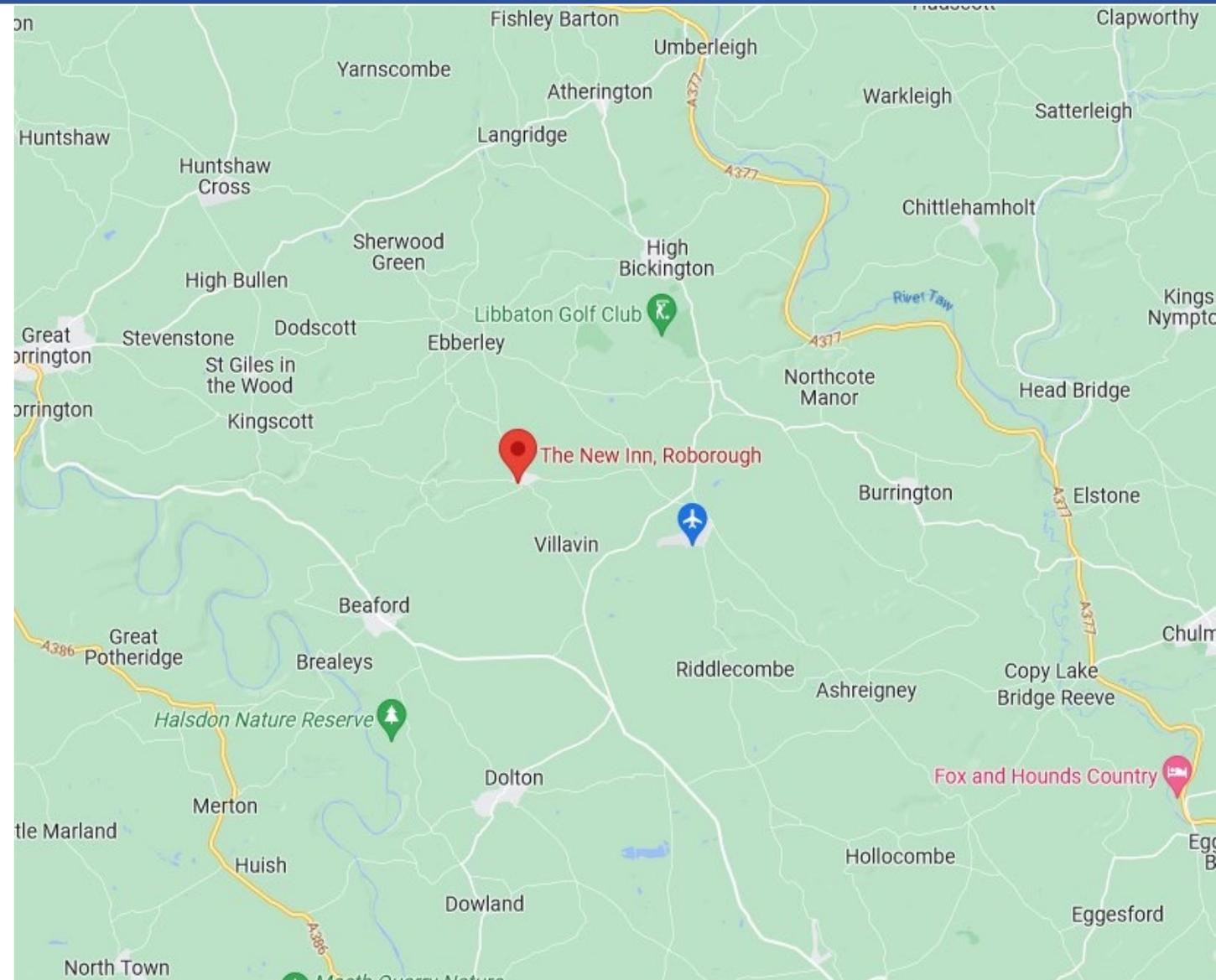
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### Location:

Roborough is situated midway between the A386 Okehampton to Bideford Road and the A377 Exeter to Barnstaple road. Barnstaple is around 10 miles to the north; Okehampton around 15 miles to the south and Torrington 5 miles to the west. The New Inn is situated in the heart of this sought after Devon village which in turn sits amidst rich farmland and rolling countryside. The New Inn is the focal point for the village and its surrounding hamlets. Roborough has a population of around 300 people and The New Inn benefits from consistent year-round patronage with the normal seasonal uplifts.

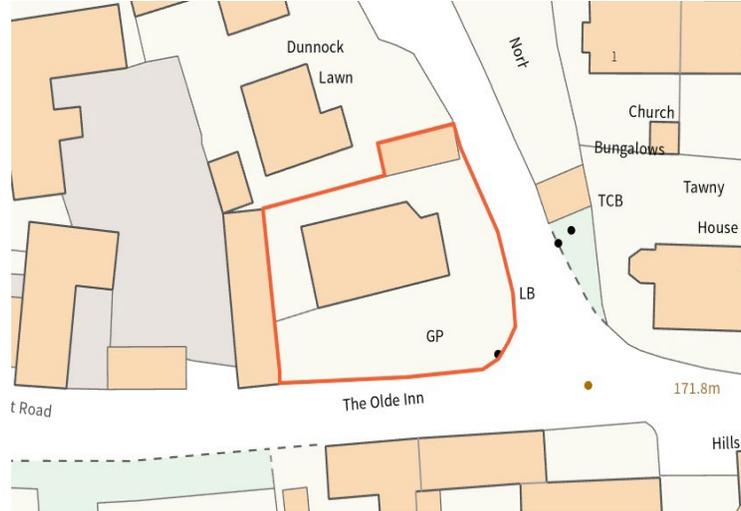


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### Additional Images:



# Roborough - The New Inn, Winkleigh, Devon EX19 8SY

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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



# BLUE ALPINE

PROPERTY CONSULTANTS

### Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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