

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
- Vacant possession
- ERV: £22,000 p.a. GIY: 8.80%
- 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.



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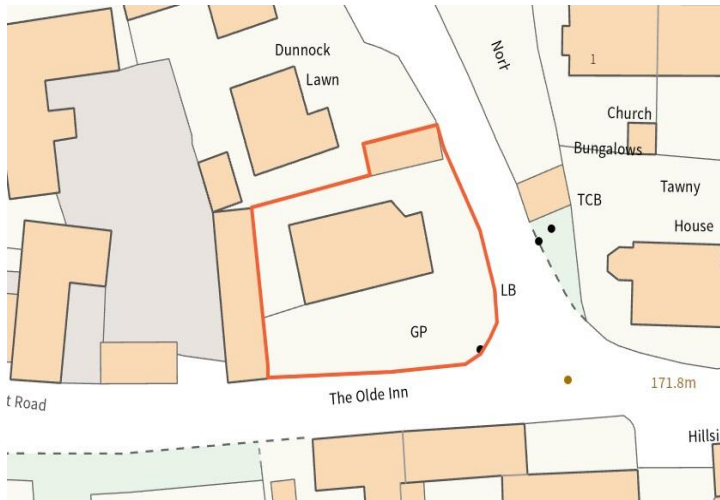
Property Description:

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)



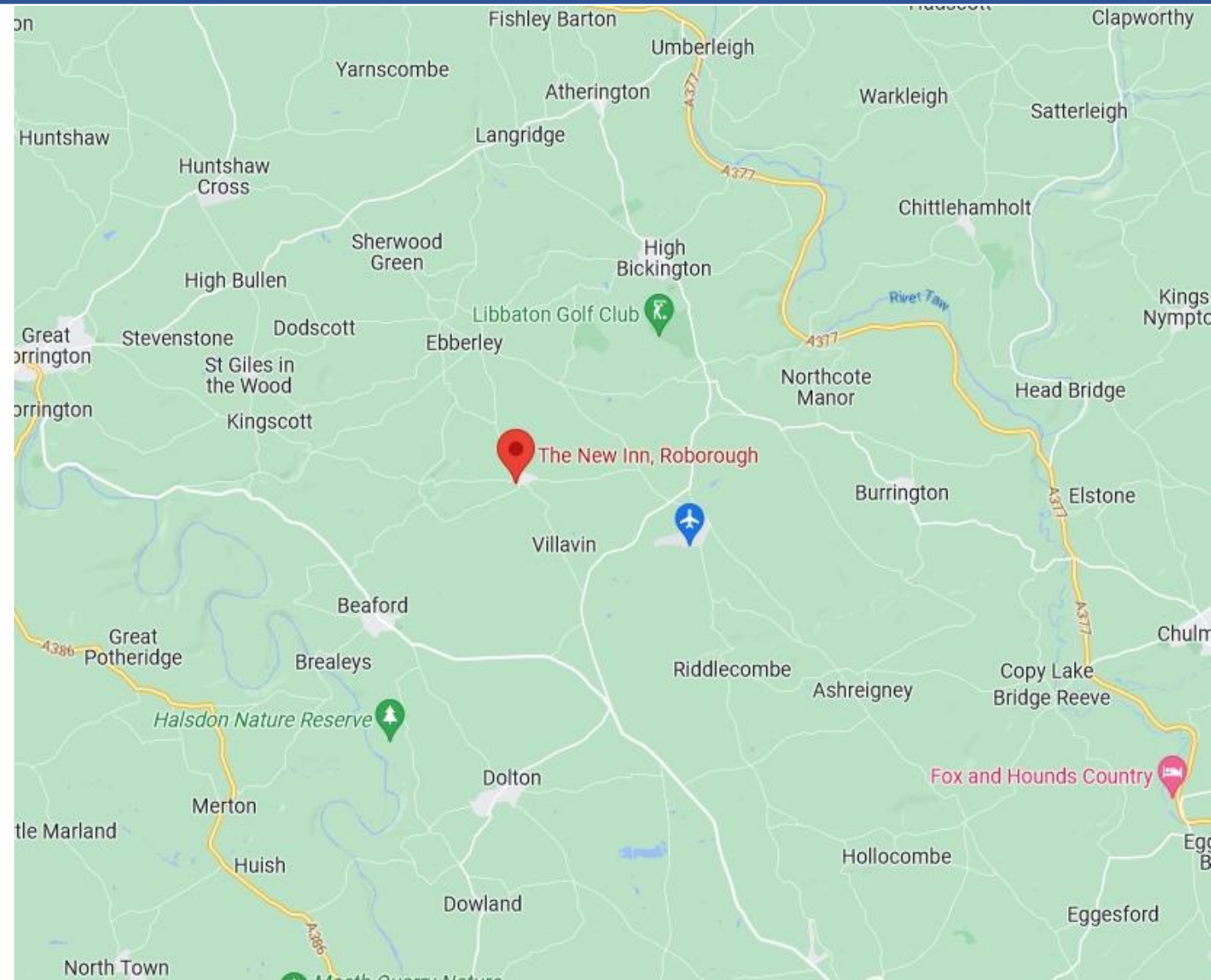
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Location:

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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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



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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