

High Bickington - The Old George Inn, Poplar Terrace EX37 9AY  
Free-of-Tie Pub to Rent



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT





# High Bickington - The Old George Inn, Poplar Terrace EX37 9AY

## Free-of-Tie Pub to Rent



### Property Features:

- Comprises Grade II Listed village pub with 3-Bed owner`s accommodation at first floor
- VAT is NOT applicable to this property
- Total area size 246 sq m (2,647 sq ft)
- Comes with many furnishings and fixtures
- Rated over 4.5 stars on Google Maps and TripAdvisor
- Flexible terms to fit your needs
- No legal fees, premiums or agent fees
- Located close to High Bickington Post Office





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### Property Description:

Comprises a beautiful cottage style, Grade II Listed village pub located within the thriving North Devon village of High Bickington. Comes with many furnishings and fixtures. Full kitchen almost completely equipped. The property includes large 3-bedroom owner's accommodation, or the possibility to operate as letting rooms/B&B and increase revenues. The property benefits from small beer garden and function room/skittle alley, which is great for events.



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent Year 1: £350 per week (PCM: £1,516.67)

Rent Year 2: £400 per week (PCM: £1,733.33)

Rent Year 3+: £450 per week (PCM: £1,950)

Deposit: £3,033.34 (2 months)

### Rateable Value:

Rateable Value - £2,300 p.a.

Rates Payable - £0\*

\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a C Rating. Certificate and further details available on request.

### Location:

Location High Bickington is a village in North Devon, England, about 2 km west of the River Taw valley, among largely cultivated hills and wooded valleys. The nearest larger settlements are Great Torrington (6 miles (10 km) west), South Molton (8 miles (13 km) east), and Barnstaple (8 miles (13 km) north).



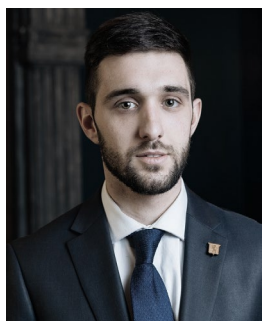


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### Contacts:

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



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



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