

Aylesbeare - The Nightjar, Village Way, Exeter EX5 2BX
Free-of-Tie Public House to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Aylesbeare - The Nightjar, Village Way, Exeter EX5 2BX

Free-of-Tie Public House to Rent



Property Features:

- Comprises two-storey public house with 2-bed flat
- Purpose-build in 2017 to a high standard
- Includes main bar lounge, restaurant, commercial kitchen and temperature-controlled beer cellar
- Benefits from 12 car parking spaces and garden
- VAT is applicable to this property
- Available on a new lease with flexible terms
- Aylesbeare is a charming village in East Devon, located just 9 miles east of the City of Exeter
- Situated just 5 miles from junction 30 of the M5 providing a direct link to both Bristol and Cornwall.



Aylesbeare - The Nightjar, Village Way, Exeter EX5 2BX

Free-of-Tie Public House to Rent



Property Description:

Comprises new-build (2017) public house with a 2-bed managers flat. Externally, the property benefits from a customer car park for 12+ spaces and an enclosed patio area, providing the following accommodation and dimensions:

Ground Floor:

Reception, main lounge bar (38+), store

First Floor:

Restaurant (40+), kitchen, temperature-controlled beer cellar, wc, 2-bedroom managers flat

Total GIA: 350 sq m (3,767 sq ft)



Aylesbeare - The Nightjar, Village Way, Exeter EX5 2BX

Free-of-Tie Public House to Rent



Terms:

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

Rent Year 1: £576.92 + VAT per week (PCM: £2,500 + VAT)

Rent Year 2-3: £634.62 + VAT per week (PCM: £2,750 + VAT)

Deposit: £8,250 (3 Months)

**VAT applicable on 90% of the rent*

Rateable Value:

Rateable Value - £12,400 p.a.

Rates Payable - £850 p.a.

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

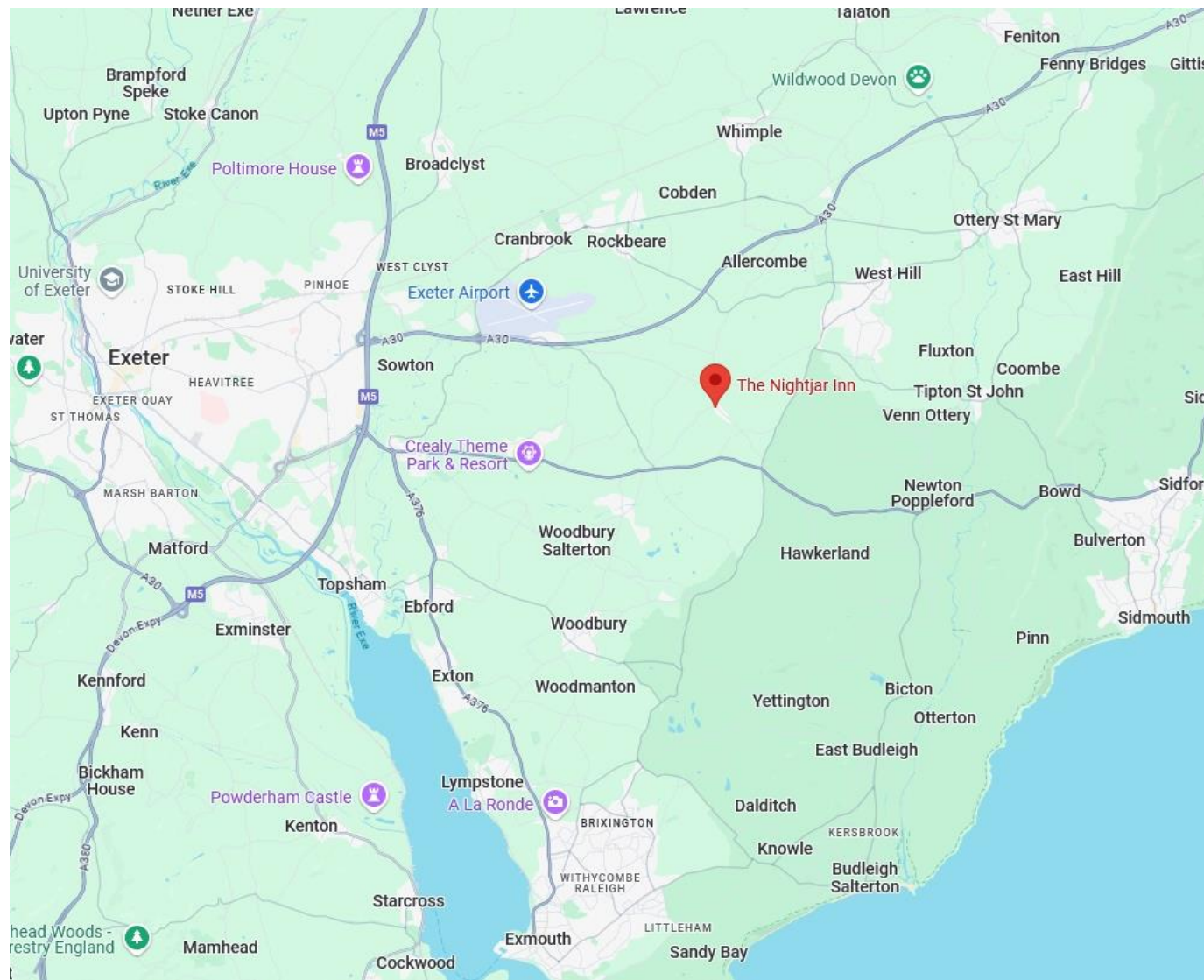
EPC:

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



Aylesbeare - The Nightjar, Village Way, Exeter EX5 2BX Free-of-Tie Public House to Rent

Location:

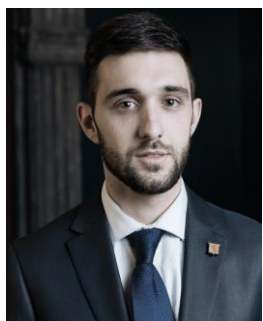


Aylesbeare - The Nightjar, Village Way, Exeter EX5 2BX

Free-of-Tie Public House to Rent

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

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.