

# Chudleigh - Bishop Lacy Inn, Fore Street, Devon TQ13 0HY

## Freehold Public House Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Chudleigh - Bishop Lacy Inn, Fore Street, Devon TQ13 0HY

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### Investment Consideration:

- Purchase Price: £300,000
- Gross Initial Yield: 6.17%
- Rental Income: £18,500 p.a.
- VAT is NOT applicable to this property
- Comprises large public house with restaurant and 2-bedroom owner`s accommodation above
- Occupiers close by include Post Office, Convenience Store, Estate Agents, Takeaway and more.



### Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Bishop Lacy Inn (Ground Floor)	Ground Floor: Open plan bar & restaurant, kitchen, customer wc`s First Floor: 2 bedrooms, kitchen/living room, bathroom	Individual	6 Years 11 Months from 1 December 2023	£18,500	Note 1: FRI Note 2: Rent review on 01.12.26 and 01.12.29 open market upward only Note 3: Deposit held of £4,500
Total				£18,500	



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### Property Description:

Comprises public house arrange as a ground floor open plan bar and seating area (20ppl), full kitchen and customer WCs. First floor comprises owner`s accommodation with 2 bedrooms, kitchen and bathroom, providing the following accommodation and dimensions:

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

First Floor: 2 bedrooms, kitchen/living room, bathroom

Total GIA: 418 sq m (4,500 sq ft)

### Tenancy:

The property is at present let to an Individual for a term of 6 Years 11 Months from 1<sup>st</sup> December 2023 at a current rent of £18,500 per annum and the lease contains full repairing and insuring covenants. Rent review on 01.12.26 and 01.12.29 open market upward only. Deposit held of £4,500.





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### Location:

Chudleigh is an ancient wool town located within the Teignbridge District Council area of Devon, England between Newton Abbot and Exeter. The property is located in the town centre with occupiers close by include Post Office, Convenience Store, Estate Agents, Takeaway and more.





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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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