

North Tawton - The White Hart, 58 Fore Street, Devon EX20 2DT
Freehold Public House Investment



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



North Tawton - The White Hart, 58 Fore Street, Devon EX20 2DT

Freehold Public House Investment



Investment Consideration:

- Purchase Price: £350,000
- Gross Initial Yield: 7.06%
- Rental Income: £24,720 p.a.
- VAT is applicable to this property
- Comprises ground floor public house and 2-bedroom owner`s accommodation at first floor.
- Including large beer garden and separate function room
- Occupiers nearby including Veterinary, Pharmacy, Café, Takeaway`s and many more.



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
Thee White Hart (Ground & First Floor)	Ground floor: Open bar area, dining area, lounge area, function room, WCs and large rear garden First floor: 2-Bed owners accomodation	Crackernut Ltd	6 Years 11 Months from 24 January 2023	£24,720	Note 1: FRI Note 2: Rent review every 3 years open market upward only Note 3: Tenant option to determine on 24.01.26 min 6 months notice Note 4: Deposit held of £4,120
Total				£24,720	

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Property Description:

Comprises ground floor public house with 2-bedroom owner's accommodation at first floor. The property benefits from separate function room, large beer garden/terrace (46 seats), lounge and public bar area (35 seats), providing the following accommodation and dimensions:

Ground Floor: Open plan bar & restaurant, function room, play areas, beer garden, storage, wc's

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

Total area size 319 sq m (3,433 sq ft)

Tenancy:

The property is at present let to Crackernut Ltd for a term of 6 Years 11 Months from 24th January 2023 at a current rent of £24,720 p.a. and the lease contains full repairing and insuring covenants. Rent review every 3 years open market upward only. Tenant option to determine on 24.01.26 min 6 months notice. Deposit held of £4,120.



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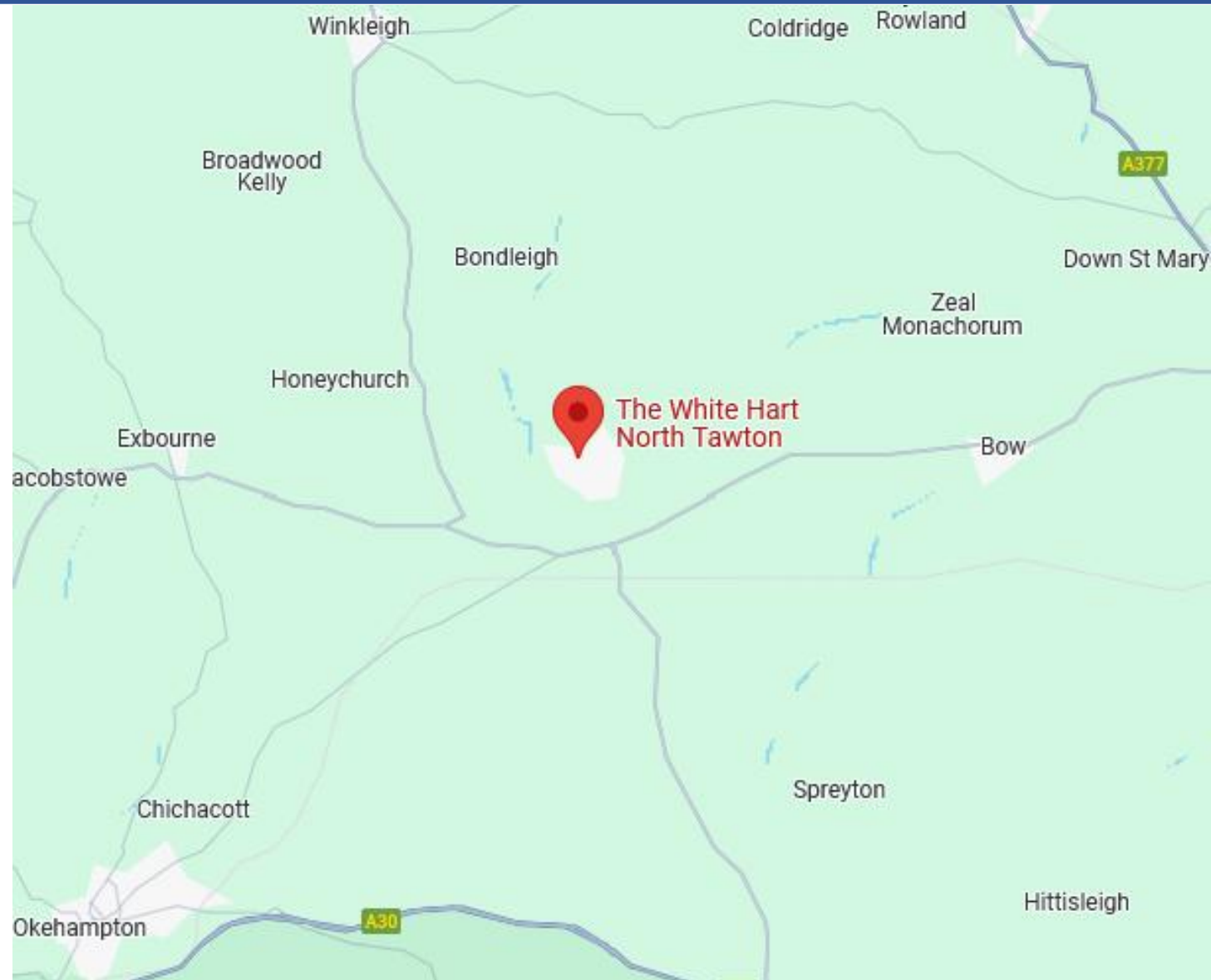
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Location:

North Tawton is situated within the rolling Devonshire countryside and within easy reach of Okehampton and Crediton. It has everyday amenities, which includes a mini-Market, post office, butchers, chemist, deli/tearoom, doctors' surgery, NHS dentist, veterinary surgery and a good primary school. North Tawton is located on the Tarka Trail and is fortunate enough to boast rugby, football and cricket clubs, bowls aerobics, yoga and badminton as well as a variety of societies including scouts, guides, youth club and drama group etc.

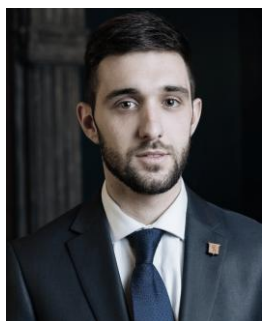


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Contacts:

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