

South Molton - The King's Arms, Devon EX36 3LB
Freehold Public House Investment



BLUE ALPINE

PROPERTY CONSULTANTS



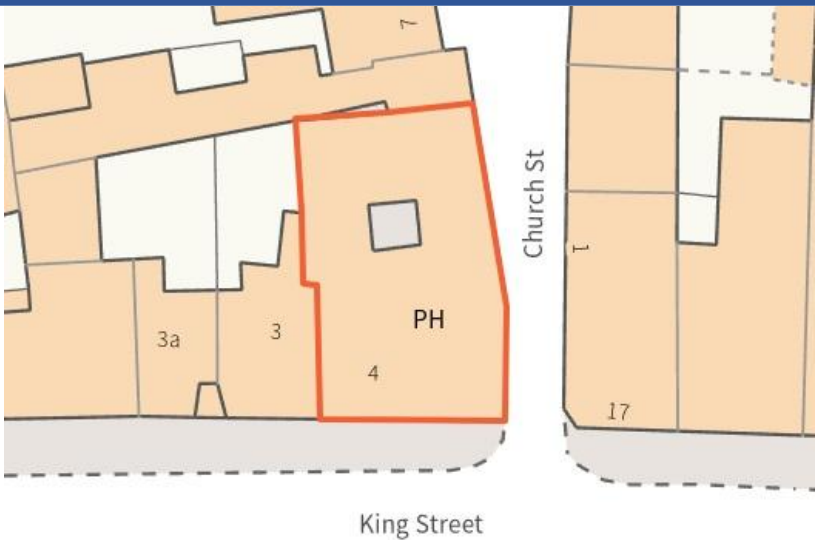
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Investment Consideration:

- Purchase Price: £280,000
- Gross Initial Yield: 6.50%
- Rental Income: £18,200 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor public house with 3-bedroom owner`s accommodation at first floor
- Situated in the heart of the town centre with occupiers nearby including Spar Supermarket, Restaurant/takeaways, Hotels, Pubs and more.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The Kling's Arms (Ground & First Floor)	Ground Floor: Open plan bar seating, play area, cellar First Floor: 3 Bedrooms, kitchen, office, bathroom	Individual	6 Years 11 Months from 25 March 2022	£18,200	Note 1: FRI Note 2: Rent review on 25.03.25 and 25.03.28 open market upward only Note 3: Tenant break option in 2025 NOT exercised Note 4: Deposit held of £3,000

Total £18,200

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Property Description:

Comprises ground floor pub with 3-bed owner's accommodation above, providing the following accommodation and dimensions:

Ground Floor: Open plan bar seating, play area, cellar, wc's

First Floor: 3 Bedrooms, kitchen, office, bathroom

Total GIA: 340 sq m (3,660 sq ft)

Tenancy:

The property is at present let to an Individual for a term of 6 Years 11 Months from 25th March 2022 at a current rent of £18,200 per annum and the lease contains full repairing and insuring covenants. Rent review on 25.03.25 and 25.03.28 open market upward only. Tenant break option in 2025 NOT exercised. Deposit held of £3,000.



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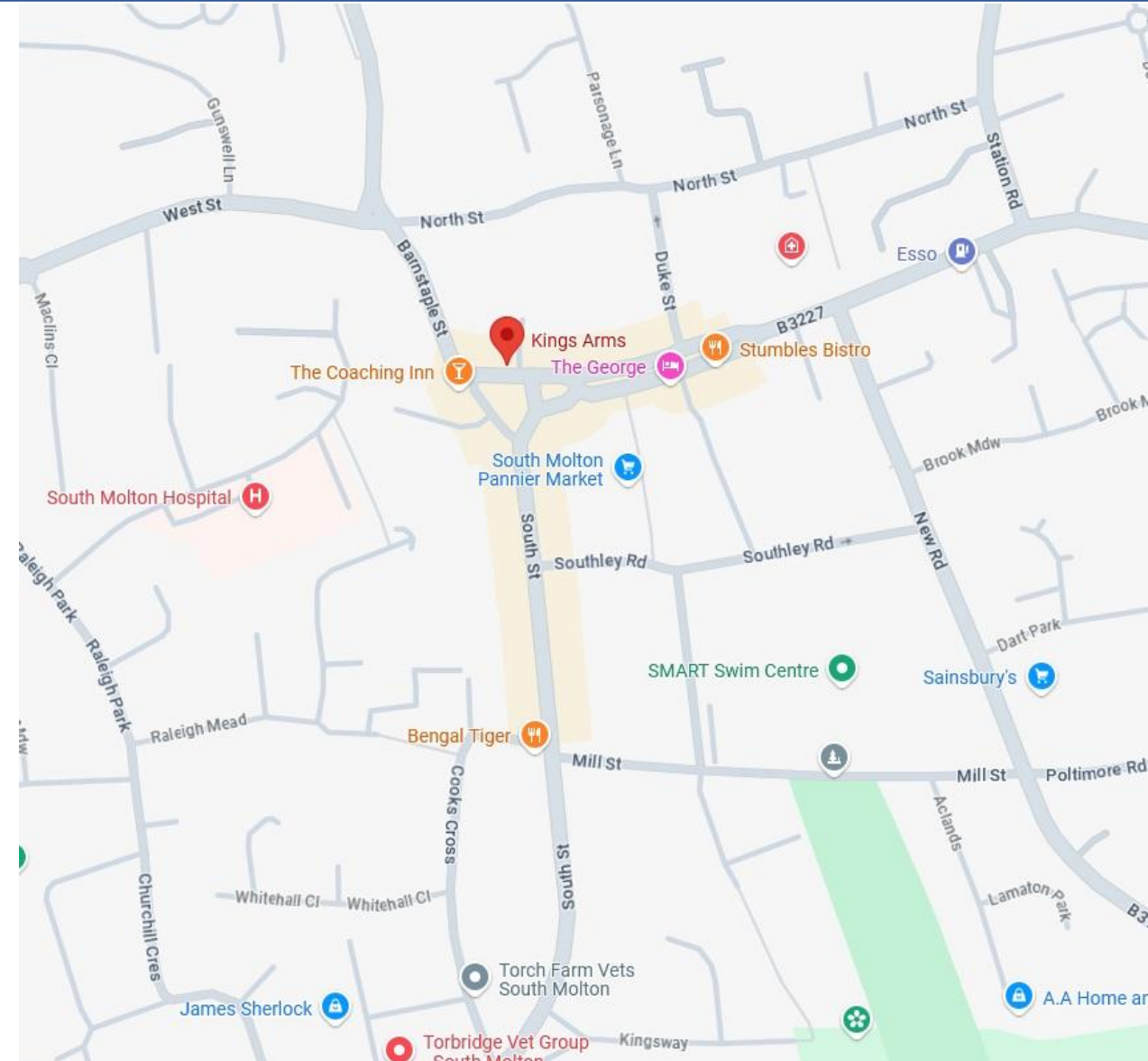
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Location:

South Molton is a small town in Devon, England. It is part of the North Devon local government district. The town is on the River Mole. The property is located in the town centre with occupiers nearby including Spar Supermarket, Restaurant/takeaways, Hotels and Pubs.



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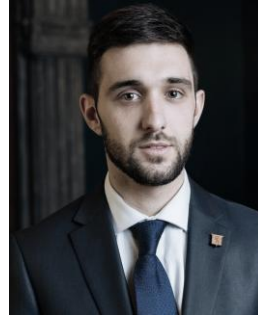
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Contacts:

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