

Tavistock - The Duke of York, 15 Ford Street, Devon PL19 8DZ
Freehold Public House Investment



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PROPERTY CONSULTANTS



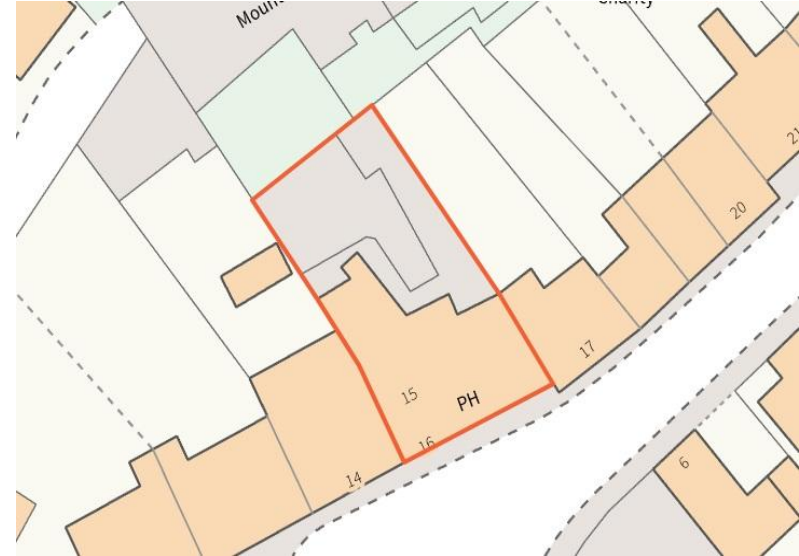
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Investment Consideration:

- Purchase Price: £250,000
- Gross Initial Yield: 7.28%
- Rental Income: £18,200 p.a.
- VAT is applicable to this property
- Comprises large public house with 3-bed owner`s flat
- Benefits from commercial kitchen and restaurant area
- Includes large beer garden and ancillary storage rooms
- Occupiers close by including takeaway, convenience store and car dealer, amongst others.



Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The Duke of York (Ground, First & Second Floor)	Ground Floor: Open plan bar & restaurant seating, office, storage, customer wc`s First Floor: 3 bedrooms, living room, bathroom	Individual (with guarantor)	6 Years 11 Months from 5 December 2025	£18,200*	Note 1: FRI Note 3: Tenant option to determine on 05.12.28 with min 6 months notice Note 4*: Tenant pays reduced rent of £10,400 p.a. until December 2026, £15,600 p.a. until December 2027. Fixed rental increase to £18,200 p.a. from 05.12.27. Vendor will top-up rent until 04.12.27 so the buyer receives £18,200 p.a. from completion Note 5: Fixed rental increase to £20,800 p.a. from 05.12.28 until the end of the term Note 6: Deposit held of £3,900
			Total	£18,200	

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Property Description:

Comprises a ground floor public house with three-bed owners` accommodation at first floor. The pub benefits from large beer garden (30ppl), commercial kitchen, pool/dartboard games area and place for TV and sports, providing the following accommodation and dimensions:

Ground Floor: Open plan bar & restaurant seating. office, storage, customer wc`s

First Floor: 3 bedrooms, living room, bathroom

Total GIA: 250 sq m (2,690 sq ft)



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Tenancy:

The property is at present let to an Individual (with personal guarantor) for a term of 6 Years 11 Months from 5th December 2025 at a current rent of £18,200* p.a. Tenant option to determine on 05.12.28 with min 6 months notice.

*Tenant pays reduced rent of £10,400 p.a. until December 2026, £15,600 p.a. until December 2027. Fixed rental increase to £18,200 p.a. from 05.12.27. Vendor will top-up rent until 04.12.27 so the buyer receives £18,200 p.a. from completion. Fixed rental increase to £20,800 p.a. from 05.12.28 until the end of the term.

Location:

Tavistock is an ancient stannary and market town within West Devon, England. It is situated on the River Tavy from which its name derives. Tavistock lies on the edge of Dartmoor, around 24 kilometres (14.9 mi) north of Plymouth on the A386. Plymouth Road, the A386 heading west from the centre of the square, is home to much of the town's tourist trade, with many hotels and bed and breakfast establishments, as well as the town's bus station. Between Plymouth Road and the Tavy is the park, known locally as the Meadows, along with car parks, the Wharf theatre, cinema and culture centre, and a public recreation pool. West of the Meadows are found the substantial playing fields and buildings of Tavistock College, reached by an underpass below the A386. Further south along the Plymouth Road/A386 lie industrial estates, supermarkets and other large retail outlets.



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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



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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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