Ilfracombe - The Little Lamb, 59 High Street EX34 9QB
Free-of-Tie Public House to Rent

BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Ilfracombe - The Little Lamb, 59 High Street EX34 9QB
Free-of-Tie Public House to Rent

Property Features:

- Comprises public house/restaurant with function room and staff accommodation
- Property benefits from large garden at rear
- VAT is applicable to this property
- Total area size 385 sq m (4,144 sq ft)
- Flexible terms to fit your needs
- Available immediately on a new lease with terms to be agreed by negotiation
- Occupiers close by include Co-Op Supermarket, Petrol Station, Pet Store and more.



Property Description:

Comprises ground floor bar/restaurant with additional seating area and full commercial kitchen at first floor and large staff accommodation at second and top floor. Potential to use residential area as letting accommodation and increase revenue. The property benefits from large outdoor seating area at rear.

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Terms:

Available on a new lease with terms to be agreed by negotiation
Rent Year 1: £350 + VAT per week (PCM: £1,516.66 + VAT)
Rent Year 2: £400 + VAT per week (PCM: £1,733.33 + VAT)

Deposit: £5,200 (no VAT)

Rateable Value:

Rateable Value - £15,500 p.a.
Rates Payable - £5,900 p.a.

EPC:

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



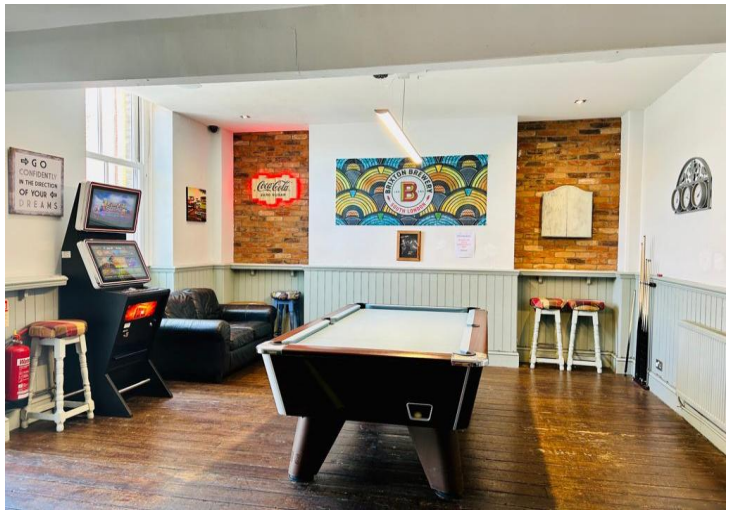






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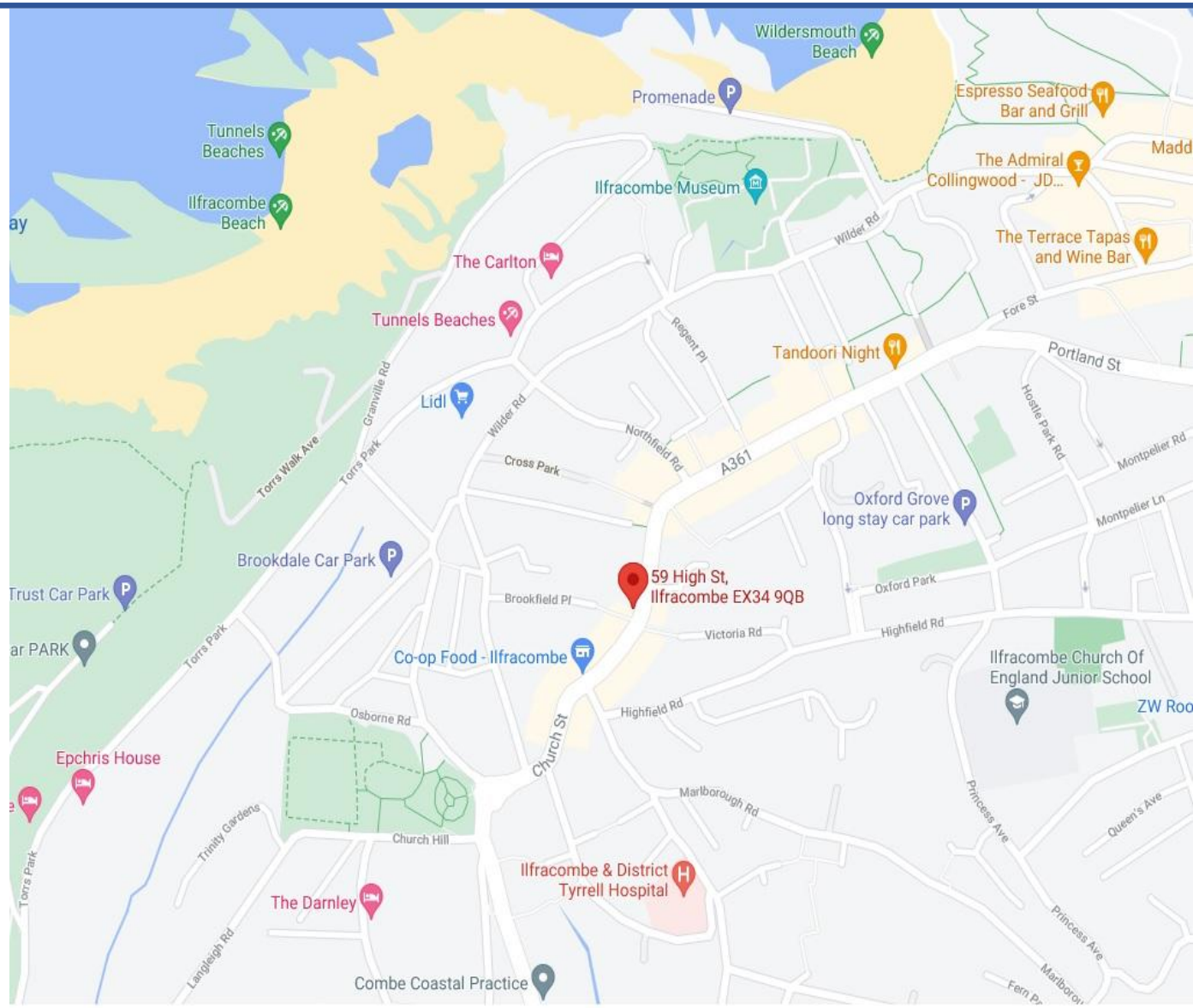




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Location:

Ilfracombe is a seaside resort and civil parish on the North Devon coast, England, with a small harbour surrounded by cliffs. The town is at the southern end of the A361, the longest 3-digit A-road in England which finishes on the A5 at Kilsby on the Northamptonshire-Warwickshire border near Rugby and is the town's main connection with the South-West England motorway, the M5. The property is located on the high street within walking distance to the sea front. Occupiers close by include Co-Op Supermarket, Petrol Station, Public House, Pet Store and more.



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Contacts:

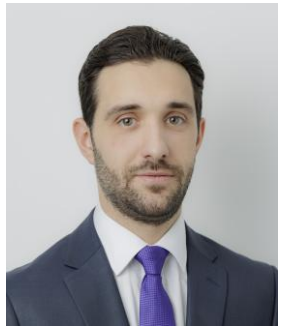
For further information or to schedule a viewing, please contact a member of our team below.



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