

TABLE TABLE

Whiddon Drive, Barnstaple, Devon, EX32 8RY

FREEHOLD: £375,000 PLUS VAT | REF: 3460486

CHRISTIE & CO

Regulated by RICS

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KEY HIGHLIGHTS

- c.144 internal covers
- 54 external covers
- Adjacent to 89 premier inn rooms
- Three self containted flats
- Fully licensed
- Energy Rating: B

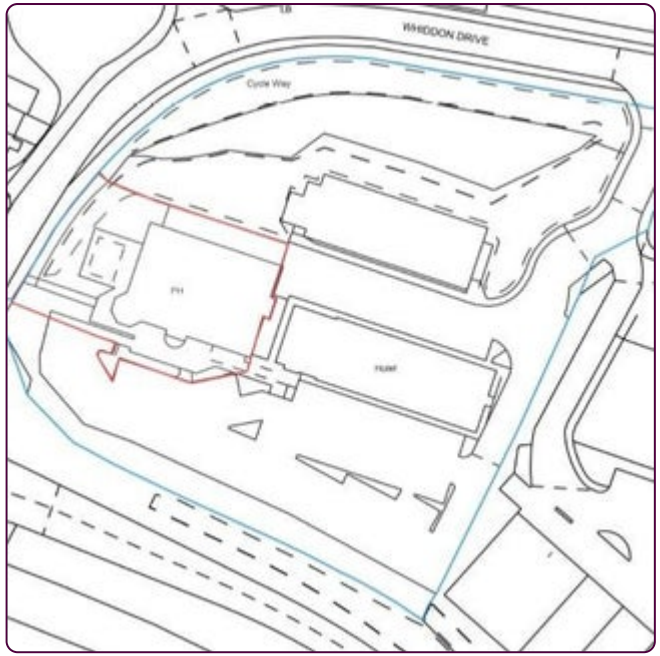


LOCATION

The property is prominently situated at Barum Gate in Barnstaple, North Devon. Occupying a highly visible position close to one of the area's main commercial and retail hubs.

Barnstaple town centre is located approximately 1.5 miles away and offers a selection of shopping, leisure and amenities, serving a wide catchment across North Devon. Nearby attractions such as the North Devon coastline, including Saunton Sands, Croyde and Woolacombe, draw significant seasonal tourism, complementing a well-established local customer base.

The location benefits from road connectivity via the A361 North Devon Link Road, providing direct access to the M5 motorway (Junction 27) and linking the town to Exeter and the wider South West region. Public transport connections are also available from Barnstaple railway station.





DESCRIPTION

A freehold public house and restaurant occupying a highly visible site in Barnstaple, close to one of the town's principal commercial and retail hubs. The property provides a trading space with a single bar servery and a range of seating areas offering approximately 144 covers, supported by a fully equipped commercial kitchen including walk-in refrigeration and freezer facilities, together with cellar storage. Externally, the property benefits from attractive customer areas comprising a front patio with around 54 covers and a side garden with a mix of lawn and patio seating providing a further 90 covers.

The first floor offers accommodation in the form of three self-contained flats, including a three-bedroom unit with open-plan living space and two additional one-bedroom studio flats.

The location benefits from strong year-round trade, supported by its proximity to Barnstaple town centre, excellent road links via the A361 to the M5, and access to the popular North Devon coastline, which attracts significant seasonal tourism.

* Sale price is subject to VAT







INTERNAL DETAILS

The internal trading area comprises a single bar and a variety of seating arrangements, providing approximately 144 restaurant covers.

The ground floor also includes the cellar and a fully equipped commercial kitchen, including a walk-in refrigerator and walk-in freezer.

The first floor offers staff or owner's accommodation arranged across three self-contained flats. The first is a three-bedroom flat with open plan kitchen/living area and bathroom. The second and third are one-bedroom studio flats.

EXTERNAL DETAILS

To the front of the property is a patio area with approximately 54 covers. To the side is a separate garden area with a mix of lawn and patio, here sits a further 90 covers.

TRADING HOURS

Opening times:
Mon-Fri 06:30am - 11:00pm
Sat=Sun 07:00am - 10:30pm

TRADING INFORMATION

Trading information is available exclusively to qualified buyers via a secure data room. Access is subject to the execution of a signed Non-Disclosure Agreement (NDA). For further details, please contact the appointed agent.

STAFF

The sale is subject to TUPE - Transfer of Undertaking (Protection of Employment), all staff will transfer with the business on completion. Anonymised schedules will be available in the data room for review by qualified parties only.

FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity, brand name, third-party owned or on the excluded list (see "Terms of Disposal" document) may be removed from the property prior to, or shortly after, completion.







THE OPPORTUNITY

This represents a rare opportunity to acquire a fully fitted, large-scale licensed restaurant within a proven trading location.

The property offers:
- A turnkey operation, significantly reducing initial capital expenditure
- Continued use as a family dining venue, capitalising on the established layout
- Potential for alternative branded or independent concepts, subject to the necessary consents
- Scope to enhance trade through extended hours, outdoor activation, or menu repositioning

TENURE

The property is being sold Freehold.





OTHER INFORMATION

Click Here for Terms and Conditions

Boundary Plans

• Restaurant Only Disposal – The plans edged in blue are provided as a guide to Whitbread's property ownership. The boundary edged in red is the demise that will transfer as part of the freehold, long leasehold, or shorter leasehold transaction.

• Whole Site Disposal – the plans edged in red are a guide to the property's boundary only. Please seek your own legal advice in respect to the ownership plan.

• Stacked Sites – where the restaurant sits directly below the hotel, the access from the Hotel reception will be closed off, with access directed through the main restaurant entrance.

Service Charge (excluding Whole Sites) The buyer will be expected to pay a service charge, to cover common areas and grounds maintenance and repairs on a proportional basis.

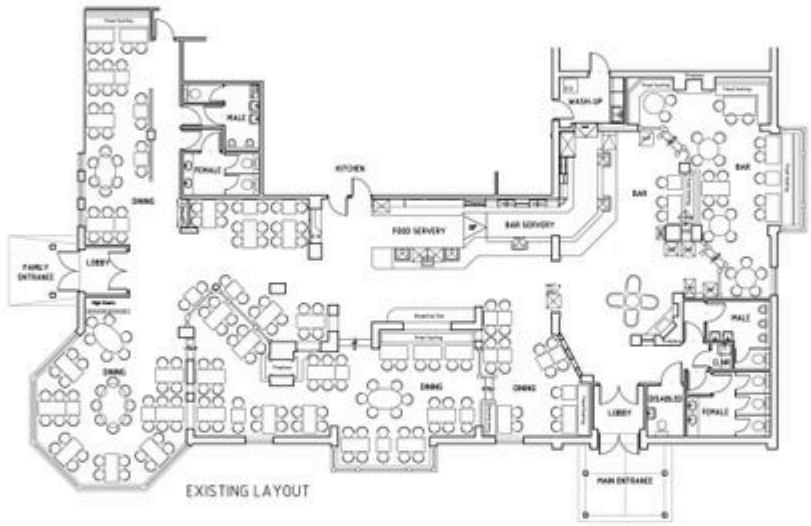
VAT - will be calculated if the property has living accommodation at 90% or 100% if not and will be added to the purchase price. If the transaction is deemed to be a Transfer of a Going Concern (TOGC), VAT will not be payable.

REGULATORY

Premises Licence.



EXISTING COVERS -
DINING AREAS - 196 No.
BAR AREAS - 48 No.
TOTAL - 244 No.



EXISTING LAYOUT

A Aug 07 Proposed layout moved to drawing 02
REVISIONS

All dimensions to be checked on site & any discrepancies notified prior to commencement of any site work.

Do not scale from this drawing - if in doubt ask.

PLUM DESIGN CONSULTANTS LTD.
5 Craycombe Farm, Evesham Road,
Fladbury, Pershore, Worcs, WR10 2QS
T: 01386 860633, F: 01386 860677
E: info_plumdesign@onetel.com

CLIENT
WHITBREAD PLC

PROJECT
BARUM GATE
BARNSTAPLE

DRAWING TITLE
EXISTING LAYOUT

DATE	SCALE
JUNE 2007	1 : 100

DRAWN
RG

Drawing No.	Revision
07 - 192 - 01	A

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All Plum Design Consultants Ltd. drawings & documentation based on survey drawings & information received from Whitbread & their appointed consultants.

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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INSURANCE

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



RYAN BASSETT

Business Agent – Pubs and Restaurants

T: +44 7561 114 977

E: ryan.bassett@christie.com

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