



The Fortescue Arms

Ref: 3451537

Woolacombe Station Road, Woolacombe, EX34 7HQ

Freehold: Offers Over £375,000

Closed pub 2 miles from popular resort

9 Letting Rooms (all en-suite)

Bar, lounge and dining/function room (250+)

Development/alternative use potential (STP)

Large trade garden to rear and car park

2 private apartments. EPC C.



Location

The Fortescue Arms holds a prominent roadside position, two miles from Woolacombe and its renowned sandy beach, which is consistently ranked among the best in the UK.

A popular destination for family holidays and surfers of all abilities, Woolacombe lies within the North Devon Coast Area of Outstanding Natural Beauty, and on the South West Coastal path.

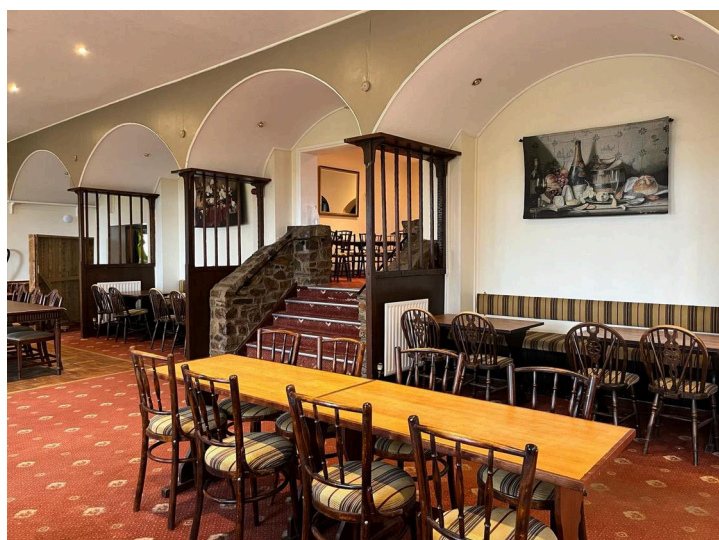
The Tarka Trail is nearby, as well as numerous holiday parks and camp sites.

Tenure

Freehold with vacant possession on completion.

Regulatory

The property has a Premises Licence.



Description

The Fortescue Arms is a substantial former pub and restaurant which also offers 9 en-suite letting rooms, a large trade garden to the rear and a good size car park.

The flexible and spacious internal trading space provides a comfortable bar area off of which is a separate room that can seat c. 40, previously used as a family area with a children's softplay.

From the restaurant/breakfast area, which has c. 30 covers, a short flight of stairs leads to the main restaurant which has c. 75 covers and overlooks the rear trade garden.

This has been set up as a carvery restaurant, behind which is the large and well equipped catering kitchen.

Fixtures & Fittings

Our client advises us that all trade fixtures and fittings are included in the sale.

Letting Accommodation

Nine en-suite letting rooms.

Owner's Accommodation

This comprises of 2 x one bedroom apartments:

Apartment 1: living room, kitchen and double bedroom, bathroom with bath.

Apartment 2: double bedroom, bathroom with walk in shower, large living room.

Trading Information

The property is currently closed.







Customer Due Diligence Checks

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:

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