



The Nest

Ref: 3451494

60 New North Road, Exeter, EX4 4EP

Freehold: £475,000 plus VAT (if applicable)

Recent extensive refurbishment

Pub (80) & 1st floor Cocktail lounge (40)

3 bedroom accommodation

Immediate Possession available

Licence to operate to 2.30am Mon - Sat

Energy Rating C



The Nest (formerly Oddfellows Arms) is a well known four storey end of terrace public house, of brick construction under a pitched slate tiled roof, believed to date back to the mid 19th Century.

Having been the subject of extensive refurbishment throughout and offers a ground floor bar and a separate first floor cocktail bar/lounge. Externally, there is an enclosed trading courtyard area to the rear.

Location

Exeter is one of the most vibrant, attractive and historically interesting cities in England. The city boasts good transportation links, a thriving student and young professional demographic with London just over two hours away from the city's train station.

The Nest is located under half a mile north-east of the town centre and on a road which leads commuters to and from the train station, offering excellent customer traffic.

Internal Details

Public trade areas

- Ground floor bar & rear conservatory area (80 seating)
- 1st floor cocktail bar/lounge (40 seating)

Other Floors

Additional Areas

- Ladies & gents WC's
- Commercial kitchen
- First floor office
- Basement beer cellar and storage area



The Opportunity

The Nest currently operates as a traditional pub and late night venue frequented by students as well as a loyal local following, serving a wide selection of cask and keg ales in addition to food.

The previous occupiers hosted games nights, live music and karaoke, in addition to offering the venue for private hire, taking full advantage of the pub's late licence.

External Details

Small enclosed trade courtyard garden to the rear.

Trading Hours

We are advised the business currently operates from Monday-Saturday 11am to 2.30am and Sunday 10am to midnight.

Owner's Accommodation

On the third floor and consisting of 3 bedrooms and a bathroom.

N.B. The 1st floor trade was previously a self contained 1-bedroom flat, which can be converted back if required.



Tenure

Freehold (leasehold option may be available subject to negotiation)

VAT

We understand this property has elected for VAT. It is anticipated however that the sale will be dealt with as a Trading Going Concern (TOGC) and therefore will be exempt from VAT.

Business Rates

The Rateable Value is £37,000.

Regulatory

Premises Licence.



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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