



For Sale

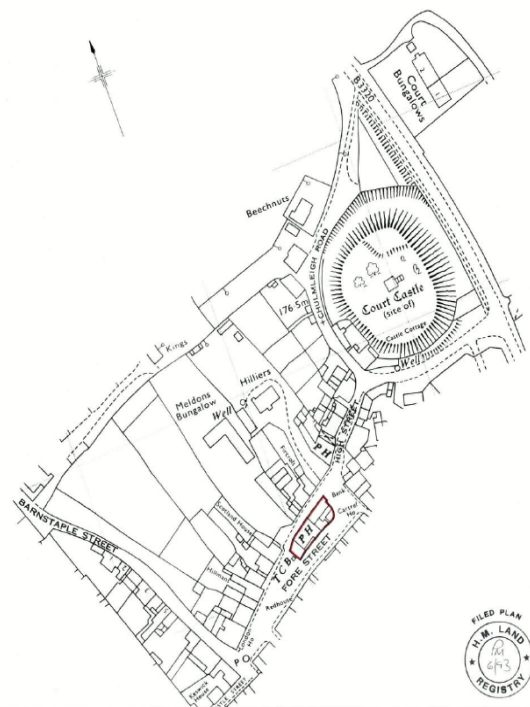
The Kings Arms

Fore Street, Winkleigh, EX19 8HQ

Freehold auction guide £185-215,000 plus VAT

Auction 08/02/2018

- Prominent village centre location
- Two private flats
- Grade II listed
- Traditional thatched village inn
- Wealth of characterful features



LOCATION

Winkleigh is a growing village in mid-Devon, south west England with a population at the

2011 census of 1,305. It used to be the main RAF (Royal Air Force) training base during World War II. Winkleigh village was voted the best place to raise a family by Family Investments in September 2011.

Winkleigh is located approximately 28 miles north west from the city of Exeter, and benefits from its location just 11 miles north from the top of Dartmoor National Park.

DESCRIPTION

The property is detached and surrounded on all sides by public highway. The site has accommodation over two floors and is of cob and stone construction under a thatched roof. The property benefits from a wealth of original features including inglenook fireplaces, and is also heavily beamed. The property is grade II listed.

ACCOMMODATION

The public accommodation is all at ground floor level and comprises main bar area with part slate and part quarry tiled floors; 37 covers; timber bar with feature carving and display area to rear; ladies and gents WC leading off. Restaurant area: 20 covers. Snug area; 8 covers. Meeting/private dining room (at present unused). There is a second ladies and gents WCs leading off the restaurant area. Commercial kitchens are found at ground floor and comprise two areas: preparation and cooking.

There is a beer garden leading off from the smoking area with 4/5 tables.

LIVING ACCOMMODATION

The private accommodation is all at first floor level and comprises:

Flat 1: Lounge, kitchen, bathroom, three bedrooms. Access to large loft/storage area

Flat 2: Lounge, two bedrooms, bathroom.

EXTERNAL AREA

Externally there is a private yard area, and also a trade garden with three tables.

This is a Grade II listed property; an early 18th century inn (possibly earlier) with a 19th century addition.

FIXTURES AND FITTINGS

The vendor is not including any items of furniture; equipment, trade fixtures and fittings. Any that are left post completion are not warranted for their suitability, safety or ownership. The vendors will not be supplying an inventory.

TRADE

The venue has been run as an investment by our clients and as such no historic accounts are available.

RATING ASSESSMENT

The rateable value for 1 April 20107 has been set at £14,750. Council tax band B.

Year	2017/18
Small Business Multiplier	46.6p
Higher Multipliers	47.9p

DISCLAIMER

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TERMS OF AVAILABILITY

The property is available for sale on a freehold basis with an auction guide of £185-£215 ,000 plus VAT.

Auction to be held at St Mellion International, St Mellion, Saltash, Cornwall, PL12 6SD with Clive Emson auctioneers. www.cliveemson.co.uk.

PLANNING

Interested parties should make their own enquiries to the local planning authority. We understand this property lies within the jurisdiction of Torridge District Council www.torridge.gov.uk.

LEGAL COSTS

Each party to bear its own costs.

CONDITIONS

The sale will be subject to contract.

TAX

VAT will be payable on 90% of the purchase price as per HMRC guidelines. Stamp duty is payable on the gross amount.

THIRD PARTY OWNERSHIPS

Items that are owned by third parties will be excluded from the sale and will be removed from the property, these items may include – gaming and vending machines; pool tables; items that are subject to rental or hire purchase agreements; beer flow monitoring equipment; beer raising and dispense equipment (although these are usually included within “the national agreement”).

PRE-CONTRACT ENQUIRIES

The vendor operates an estate of leased and tenanted public houses and does not have knowledge of the day to day running of the property and will therefore not respond to any pre-contract enquiries. The purchaser must rely on their own enquiries from their survey, inspection and searches.

VIEWING & FURTHER INFORMATION

Property inspection and viewing strictly by appointment. No direct approach may be made to the business.



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