



For Sale

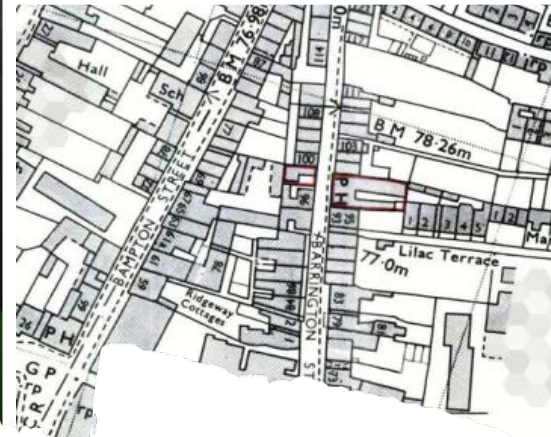
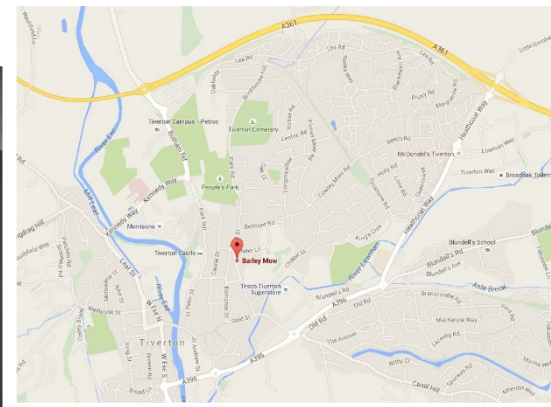
The Barley Mow Inn

Barrington Street, Tiverton, Devon, EX16 6QS

Freehold Guide Price £145,000 plus VAT

- Traditional community local
- Function room/ skittle alley
- Grade II listed and within Tiverton conservation area
- Ground floor public bar and pool room
- Three bedroom flat
- Private parking area





Location

Tiverton is a major town in Mid Devon with a population of 19,544 (2011 census). It has easy access to the M5; which connects Birmingham to Exeter via Bristol; and the A361, which has been designated the 'North Devon Link Road'. Mainline communication are via Tiverton Parkway (6 miles), with London Paddington 2 hours.

The Barley Mow Inn is located in a residential area away from the town centre.

Description

The property comprises a terraced two storey public house of stone and cob construction with a pitch pantiled roof. It is believed to date from the early 19th century but may be earlier. The original building has been extended to incorporate what would have been the original rear yard and now provides for a single storey, flat roof extension for further internal trade area. Opposite the building is an off road parking area for one/two vehicles.

Accommodation

The accommodation currently comprises public bar (8.8m x 5.6m) with single servery and space for 16 covers, open plan to pool room 95.4m x 3.6). The extension is used as a function room/trade/skittle alley (13.3m x 4.5m). In addition there are ladies and gents WCs and wash room/ store/former kitchen (3.2m x 2.3m), beer cellar and additional store. There is a fire escape to the rear of the skittle alley.

First Floor Accommodation

The first floor provides for kitchen (4m x 3.2m), lounge (6.9m x 4.2m), bedroom 1 (3.5m x 3.4m), bedroom 2 (3.5m x 3.3m), bedroom 3 (3.6m x 2.6m) and a bathroom. Immediately opposite the building is a small area which could serve as parking for 1-2 vehicles. There is a rear access passage from the skittle alley to a side access lane.

Planning

The property is Grade II listed and within the central Tiverton conservation area.

Fixtures & Fittings

No inventory listing will be provided and the guide price is for the land and building only. Whatever trade inventory that remains on site at point of sale will be included (excluding third party items).

Trade

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

Rating Assessment

Business rates for 2017 is registered as £8,750. Council tax band A.

Legal Costs

Each party to bear its own costs.

EPC: Grade II listed exempt.

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Terms of Availability

The property is available for sale on a freehold basis with a guide price of £145,000 plus VAT.

Offers can be sent by post or email for the attention of Michael Easton. In order that we can give detailed consideration to all the offers received, we ask that the following information is included:

- The name and address of the purchaser
- The headline amount offered
- Any conditions
- Proof of funding
- Solicitor details

Offers should contain solicitor's information for the purchaser. The vendor is not obliged to accept any offer made.

Tax

VAT will be payable on 90% of the purchase price. Please be advised that stamp duty is payable on gross consideration.

Viewing & Further Information

Property inspection and viewing strictly by appointment. No direct approach may be made to the business. The property is currently run with the assistance of a management company and is sold with vacant possession.

For Sale – £145,000 plus VAT

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