



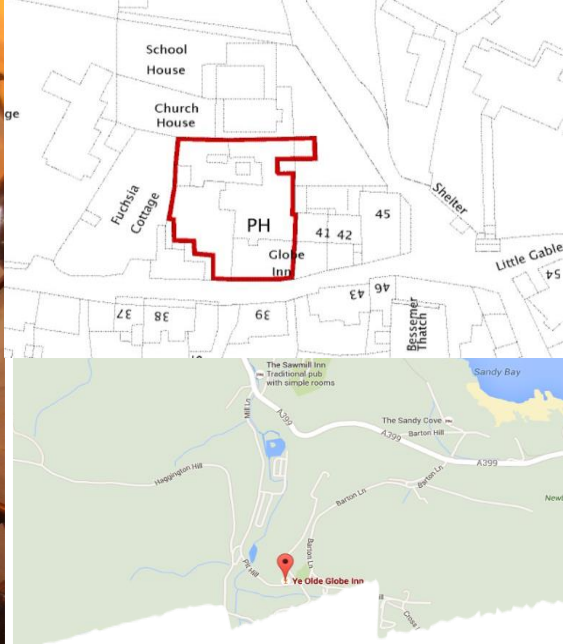
For Sale

Ye Olde Globe

Berrynarbour, Ilfracombe, Devon, EX34 9SG

Freehold – Guide £335,000

- Charming village Inn
- Circa 50 internal covers
- Popular village close to coast
- Reportedly a pub since 1675
- Three bedroom flat
- Function room/ Skittle alley
- Beer garden
- 0.22 acres



Location

Berrynabour is a village close to the A399 coast road leading from Ilfracombe and Combe Martin onto Exmoor. It had a last reported population of 804, with primary school, post office and village store, church and village hall. Ilfracombe is approximately 3 miles and the area is known for its scenic coastal location and access to Exmoor. There are a number of nearby camping and caravans parks, with tourist numbers swelling during the Summer months.

Description

Ye Olde Globe is reported to have originally been three cottages and converted to a pub in 1675. It provides for a characterful venue with exposed stone walls, fireplaces, flagstone floors and exposed timber beams. There is also a reported well in the public bar.

Accommodation

The trade area is at ground floor and provides for a public bar with two serverys; one to a lounge seating area (6m x 3m) with soft seating and the other (6.3m x 4.1m) with space for 18 covers. In addition there are two further rooms, one (4.4m x 3.3m) with space for 12 covers, and the other a more formal restaurant (6m x 4.2m) with space for 20 covers and access to the beer garden, kitchen and owners accommodation. To the rear of the public bar is a pool room (5.3m x 3.8m) with rear customer access and rear lobby to the customer toilets and the function room. Function room (12.6m x 5.5m) with space for 40 covers plus a raised skittle alley and large storage room to one end. Access to the rear service yard. Further inner lobby to the rear of the bar with access to the beer cellar. Kitchen (6.5m x 5.3m) with two separate storage rooms.

Living Accommodation

At first floor with private entrance lobby at ground floor. Hallway landing provides access to: Lounge (3.6m x 3.3m), Bedroom (3.8m x 3.6m), bedroom (4.3m 1.9m), bedroom (4.5m x 2.7m), office (4.3m x 2.3m) and bathroom.

External Area

There is customer access to the front and rear, small car park for 4 vehicles and front patio beer garden. Attractive beer garden to the side which has space for 8 benches. Private yard/ garden to rear with stone out house.

Fixtures and Fittings

The sale does not include 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 asking price is for the land and buildings only.

Trade

The venue has been run as an investment by our clients and as such no historic accounts are available. The sale includes the transfer of the premises licence.

Rating Assessment

The rateable value for 1 April 2017 has been set at £14,000. Council tax band B.

Terms of availability

The property is available freehold at £335,000 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 applicant
- The headline amount offered
- Proof of funding
- Expected timetable to complete

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Planning

Interested parties should make their own enquiries to the local planning authority. We understand this property lies within the jurisdiction of North Devon Council.

EPC: TBC

Legal costs

Each party to bear its own costs.

Conditions

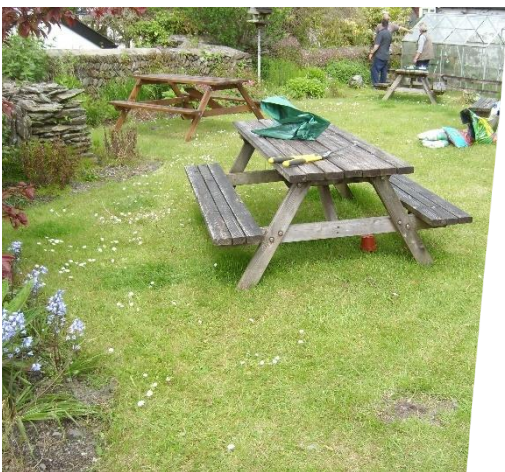
The sale will be subject to contract.

Tax

VAT will be payable on 90% of the purchase price as per HMRC guidelines. Stamp duty is payable on the gross amount. VAT registered buyers may be able to reclaim VAT and are advised to seek professional advice in this regard.

Viewing & further information

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



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