



For Sale

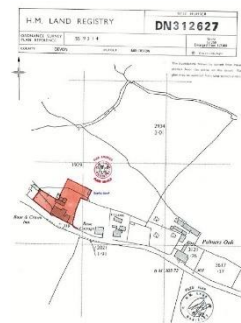
The Rose & Crown

Caverleigh, Tiverton, Devon, EX16 8BA

Freehold Auction Guide £185-235,000(Plus VAT)

Auction Date 13th September 2018

- Restaurant/bar area – 52 covers
- Beer garden
- Four bedroom flat
- Parking for 20 vehicles
- Skittle alley
- 0.45 acre plot



Location

Tiverton is a town in the English county of Devon and the main commercial and administrative centre of the Mid Devon district.

The Rose & Crown occupies a main road position off Rackenford Rd within Calverleigh, a rural hamlet situated 2 miles (3.2 km) north-west of Tiverton. From the property it is an 8 minute drive to the A361 and 15 minutes to the M5 and Tiverton Parkway. There is ongoing residential development on the fringes of Tiverton on the Calverleigh side.

Description

The property is a traditional detached two storey public house of stone construction with a render finish to rear and a pitched tile roof. It fronts the Rackenford road from Tiverton to Rackenford on a slightly sloping 0.45 acre plot. The pub provides for 52 covers in addition to a skittle alley. There is a customer beer garden to the side of the main building and a car park for 20 vehicles to the rear. There is a 4 bedroom flat on the first floor.

The building is suited to a strong food driven operator who can encourage customers out of Tiverton and the surrounding villages to the venue.

Accommodation

Central entrance lobby with doors to the ground floor trade area.

Main bar/lounge area (10.4 m x 4.8m) with long wooden bar servery and flag stone style flooring, exposed stone walls and some exposed wooden ceiling beams. Access to ground floor back of house areas, including ladies and gents toilets, a commercial kitchen with skylight (5.2m x 4.1m) and first floor accommodation.

Restaurant lounge area to the right of the main bar area (7m x 4.6m) carpeted with space for 32 covers.

Skittle alley to the left of the main bar area (14.1 x 3.4m) part carpeted with a serving hatch from the main bar and access to the beer garden, separate access to the rear and the trade kitchen.

Inner lobby with waitress station and access to the rear car park, ladies and gents WCs. Accessed from behind the bar there is a private lobby with rear access, stairway to first floor and door to kitchen.

First Floor Accommodation

Landing with a bathroom and storage cupboard. The flat provides for a lounge/bedroom and 3 other bedrooms. Bedroom 1 (4.7m x 4.3m), bedroom 2 (5.9m x 3.3m), bedroom 3 (3.5m x 3.7) , bedroom 4 (4.2m x 3.5m).

External Details

There is a beer garden adjacent to the property with space for in excess of 7 picnic benches and children's play area. Outbuildings to include barn having two rooms (6.1m x 3.5m) and (3.4m x 2.7m) with adjoining enclosed courtyard. Garage (4.4m x 4.4m) with wooden lean to storage. Beer cellar. Customer car park for 20 vehicles.

Fixtures & 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 there are no historic accounts available.

Legal Costs

Each party to bear its own costs.

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Rating Assessment

The rateable value from 1 April 2017 is £15,500. Council tax band C.

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

Terms of Availability

The property is available for sale on a freehold basis with an auction guide price of £185-235,000 plus VAT.

Auction to be held on Thursday 13th September 2018 at St Mellion International, St Mellion, Saltash, Cornwall, PL12 6SD with Clive Emson auctioneers.

www.cliveemson.co.uk.

Legal Costs

Each party to bear its own costs.

EPC: D

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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