



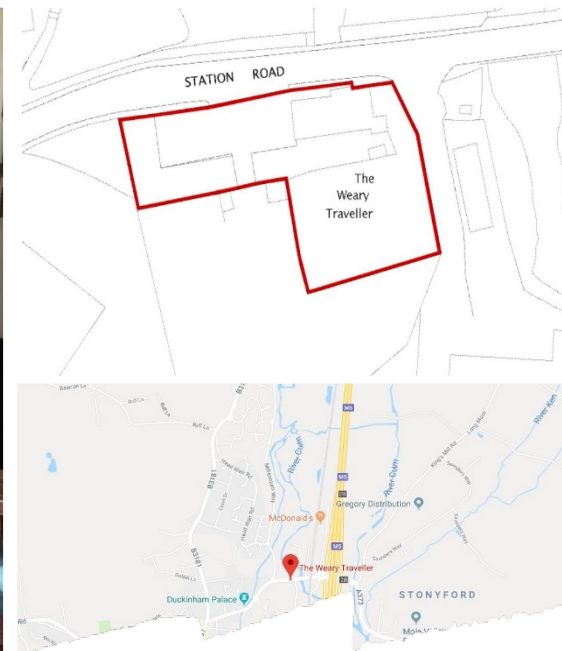
# For Lease

## The Weary Traveller

*Station Road, Cullompton, Devon EX15 1BQ*

*Free of Tie Lease*

- Highly visible site close to M5
- Beer Garden with play area
- Trade Kitchen
- Suit experienced operator
- Parking for 40 vehicles
- Three bedroom accommodation
- Lounge and Public Bars
- Rental offers invited



### **Location**

The Weary Traveller lies just 100 yards from Junction 28 of the M5 motorway, at the edge of the traditional Devon market town of Cullompton. Conveniently located, a short distance from the high street which has great exposure to shoppers and passing trade. In recent years Cullompton has had major investment and attracted major new retailers to the area such as Tesco and Aldi and benefits from a well-established monthly farmers market which generates extra foot fall. There is considerable housing development on the fringes of the town and the key essential factor for the Weary Traveller is its visibility at the gateway to the town.

### **Description**

The Weary Traveller is a family friendly pub in a great location on the outskirts of the busy market town of Cullompton. With a large trading area and delightful garden and easy access to and from the M5 makes this an excellent pub business. The surrounding area comprises traditional countryside communities with a total of 62,000 inhabitants living within a 15 minute drive.

The main bar area (12.3m x 6.6m + 8.9m x 8m) comprises space for 68 covers. Part wood panelling and part stripped wooden flooring. Carvery service area. The public bar area (12.2m x 6.4m + 7.1m x 3.5m) with space for a pool table and 20 covers if required. There is a sports bar feel and the area could be easily utilised for separate functions. The trade kitchen (5.8m x 5.1m) has extraction and separate delivery access. Separate beer cellar, dry store and freezer room. Ladies and gents WC's..

### **Accommodation**

The private accommodation is a first floor with shared internal and independent access. Bedroom (4.4m x 3.9m) with dressing room (3.1m x 2.9m), Bedroom (4.1m x 4.5m), office (2.9m x 3m), bedroom ((4.8m x 4m), lounge (3.6m x 2.5m + 2.5m x 2.2m) through to kitchen (3.7m x 2.6m).

### **Fixtures & Fittings**

An inventory and valuation of fixtures and fittings will be provided to any suitable candidate. The cost of an inventory listing and valuation will be charged to the ingoing lessee at the point of change.

### **External Area**

There is a level and enclosed beer garden to the rear with ample space for bench seating and a children's play area. Immediately adjacent to the building is a patio area with further space for outside dining. In addition there is a private garden to one side. The car park has space for 40 vehicles.

### **Trade**

The venue has been run as an investment by our clients and as such there are no historic accounts available. Given the size and position of the Weary Traveller a strong food offer would make best use of the opportunity.

### **Stock**

Where the site is trading at the point of change stock will be bought by the incoming lessee.

### **Insurance**

The freeholder insures the property and recharges the lessee.

#### **DISCLAIMER**

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**Rating Assessment**

The rateable value for 1 April 2017 has been set at £21,500. Council tax band B

Year	2016/17	2017/18
Small Business Multiplier	48.4p	46.6p
Higher Multipliers	49.7p	47.9p

**Terms of Availability**

The property is available on a new free of tie lease with rental and term offers invited at a minimum 10 year term. The lease terms will be on a full repair and insuring basis. A rent deposit of 3 months at headline rent is required. Rent is payable quarterly in advance.

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 with your offer:

- The name and address of the lessee
- The headline amount offered for the rent
- Any rental concessions
- Business plan
- Proof of funding
- References

Offers should contain solicitor’s information for the purchaser.

**Legal Costs**

Each party to bear its own costs.

**EPC: D 87**

**Tax**

VAT will be payable on the rent payable. Please be advised that stamp duty is payable on the new lease term

**VIEWING & FURTHER INFORMATION**

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

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