

Freehold

East Devon Pub Investment – Currently
Let

- Recently constructed to a high standard
- Sought after East Devon village
- Main bar (38+) & restaurant (42+)
- 2 bedroom owners apartment
- Customer car park and patio
- Ancillary areas inc excellent commercial kitchen
- Rent £33,000 per annum, lease ends in June 2024
- To be sold as an investment (maybe vacant?)

Freehold Price: **£375,000 Guide Price**



The NightJar Inn

Village Way, Aylesbeare, Exeter, Devon, EX5 2BX

Ref: CD-10244

Location

Aylesbeare is a charming village in East Devon located just 9 miles east of the City of Exeter. The Nightjar is located in a central position on the main thoroughfare, just 5 miles from junction 30 of the M5 providing a direct link to both Bristol and Cornwall, located on a popular holiday route linking Exeter and the M5 with the beaches and holiday resorts on the East Devon coast nearby.

The Property

The Nightjar is an impressive, new build property (built in 2017) in the heart of Aylesbeare, an immensely popular village in East Devon. The property, having been built by our client's has been successful let for the past 5 years and is still presented in excellent order throughout.

The property was designed so that, if the need required, could convert into residential accommodation albeit, with the success of the trading entity, we believe a change of use is unlikely. The property is fully functional and as we understand, trading well albeit the tenants are now moving on at the end of their lease to pastures new.

The property briefly comprises main lounge bar for (38+), first floor restaurant (40+), fully fitted commercial kitchen (all fixtures & fittings owned by the tenant but we expect to remain in situ subject to an appropriate settlement) and superior 2 double

bedroom owner's accommodation, with spacious lounge /dining room, open plan kitchen, office area and shower room. Externally, the property benefits from a customer car park for 12+ spaces and an enclosed patio area.

Internal Details

Ground floor

Main entranceway, leading to....

Lounge bar, a well presented, modern room with exposed timbers, wood panelled walls, flag stone flooring and feature fireplace, with a range of seating that can accommodate (38+), plus standing. Central bar servery (well equipped) with a modern feel to include non-slip floor, optic display, display fridges and stainless steel sink (plus tenant owned f&f).

First floor

Restaurant, attractively laid out with a modern theme, again exposed timbers and solid wood flooring, with a range of tables and chairs for (42+).

Waitress station.

Ladies & Gentleman's WC's

Commercial kitchen, well equipped and good in size, with theatre style opening.

Walk in fridge

Wash up / prep area



Temperature controlled beer cellar, with service entrance.

External details

Vehicle parking for C. 12 and an enclosed patio seating area.

Trading information

To be provided at the discretion of the tenant

Opening times

Monday – Closed

Tuesday – Closed

Wednesday: 12 – 3pm / 5.30pm – 10pm, Kitchen 12 – 2pm / 6 – 9pm

Thursday: 12 – 3pm / 5.30pm – 10.30pm, Kitchen 12 – 2pm / 6 – 9pm

Friday: 12 – 3pm / 5pm – 11pm, Kitchen 12 – 2pm / 6 – 9pm

Saturday: 12 – 11pm, Kitchen 12 – 3pm / 6 – 9pm

Sunday: 12 – 4.30pm, Kitchen 12 – 3pm

The Business

Owned (and built) by our clients, the Nightjar is a successful tenanted pub in East Devon. Our clients are property developers and completed the adjacent (in part adjoining) development and then leased the pub,

given they are not hospitality operators they have never been involved in the trading entity and purely held on to the property as a commercial investment. Now looking to retire and reduce their investment holding, the Nightjar is available for the first time in many years and whilst the lease is coming to an end in June 2024, we see no reason why the property could not be successfully let again or, perhaps vacant possession could be gained when the lease comes to an end.

The pub has a website -

<https://www.thenightjarinn.co.uk/>

Business Rates

Current valuation as registered on the 2023 rating list is £ 12,400

Viewing

No direct approach may be made to the property, for an appointment to view please contact the agent.

Anti Money Laundering Regulations

Under the new Money Laundering regulations <http://www.legislation.gov.uk/uk/si/2017/692/content/s/> made we are required to obtain formal identification for all parties involved in a property transaction. The checks must be completed before terms are issued to solicitors. Your assistance would be appreciated in this regard.



Fire Risk Assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Solicitor Costs

Each party to bear their own legal costs incurred in the transaction.

Tenure

Freehold investment, with the lease coming to an end in June 2024, with the current rent standing at £33,000 per annum exclusive.

To arrange a viewing please contact:

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