

Leasehold

Charming South Devon Inn in the heart of the Village

- Sensitively maintained with many period features
- Bar, Restaurant & Snug for (56+)
- Function suite / games room for (70+)
- Substantial 4-bedroom owner's accommodation
- A plentiful supply of external seating inc. use of the village green
- Popular local & regional following
- Robust turnover & profits
- Valuable free of tie lease

Leasehold Price: **£65,000**

Rent: **£33,500**



The Union Inn

Union Inn, Denbury Green, Denbury, Newton Abbot, TQ12 6DQ

Ref: CD-10241

Summary

The Union Inn is situated in the heart of Denbury village, overlooking the picturesque village green to the front with uninterrupted rural views to the rear. Denbury is a historic Devon village situated between Totnes and Newton Abbot, approximately ten miles from Torquay. The village has some impressive 16th and 17th Century cob and thatch cottages, an excellent primary school, church, with The Union Inn being the only Pub in the village. The Church is a visitor attraction and the area has visible signs of volcanic rock formations and there is evidence of defensive earthworks from as early as 300BC at nearby Denbury Down.

The Property

A traditional 14th century inn, the pub has been sensitively maintained and now represents a successful village pub, with much to offer for locals and visitors. With many period features, the grade II listed 2 storey property has a welcoming feeling throughout all trade areas, with flagstone slate floor, exposed wooden beams (painted) and numerous open fire places. The owner's accommodation is well presented and good in size whilst externally there is a large space to enjoy, including use of the village green, a real attraction in the summer months.

Internal Details

Main entrance to the front (numerous entrance ways)

Entrance porch leads to...

Lounge bar – with tables, chairs, stools and comfortable seating for (36)

Restaurant/snug – seating for (20+)

Commercial kitchen – fully fitted, including a preparation area - inventory to be provided.

Function room - with integral bar and seating for (70), suitable for weddings, functions, club meetings etc, with a recent addition of a pool table and linked to commercial kitchen, private courtyard / smoking area with views over the countryside.

External Details

Permission for 20 benches on The Green (April to September) and seating to the front.

Rear courtyard (currently private) with refuse storage, cellar – could be utilised for private parking or overflow seating.

Unrestricted parking throughout the village and around the green.

Owners Accommodation

A large self-contained flat comprising of

2 double bedrooms – 1 en-suite



2 x single bedrooms

Lounge

Family Bathroom

Kitchen

Office

The Business

Purchased by our clients in 2018, the business is well established at the heart of the village and enjoys excellent year-round trade. It is a popular local pub and restaurant and hosts many local teams and regular social evenings. The function room has proved very popular for weddings, private parties and engagements.

Overall, the pub attracts an eclectic mix of customers, and would suit a husband & wife team, who could immerse themselves in the popular local community.

The pub also hosts a small retail operation, where a range of produce is available (including papers).

Being sold by our client's due to now having an extended family, but the pub will be left in excellent order, with established trade and a loyal following.

The business has a website

<http://www.theunioninadenbury.co.uk/>

Opening Hours

Monday – closed

Tuesday – Thursday 12pm-3pm & 5pm-10pm (Kitchen open 12pm-2:30pm & 6pm-9pm)

Friday & Saturday 12pm – 11pm (Kitchen open 12pm-2:30pm & 5-9pm)

Sunday 12pm-8pm (Kitchen open 12pm-7pm)

Trading Information

Most recent accounts show a net turnover of C. £305,776 and with staff add backs to be considered, a healthy adjusted net profit margin.

Full accounting information will be available to bona fide applicants.

Staff

A range of full time and part time staff, with an average weekly spend of C. £2,000. It is worth noting that our client's have a young family (more recently) and have relied on more staff, where as the business can be run more efficiently by a hands on couple.

Business Rates

Current valuation as registered on the 2017 rating list is £12,700.



Services

We are advised that all main services are connected.

Licence

The property has a Premises Licence granted by the relevant local authority. It is a requirement of the Licensing Act 2003 that properties serving alcohol have a designated premises supervisor who must be the holder of a Personal Licence.

Stock at Valuation

In trade and glassware will be required to be purchased at valuation on the day of completion.

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/ukxi/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

Free of tie leasehold, with the landlord Stonegate Group PLC.

The lease is full repairing and insuring and commenced on 16th June 2022 for a 10 year term, with 5 year RPI reviews, with the rent currently standing at £33,500

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- SUBJECT TO CONTRACT

To arrange a viewing please contact:

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