



RESTAURANT

The Church House
Opening Hours
Monday - Friday 9.30 - 5.30
Saturday 10.00 - 4.00
Sunday 12.00 - 4.00

HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to two private individuals
- Property arranged over three levels extending to 6,146 Sq Ft (570 Sq M)
- Site extending to 0.67 acres
- Current rent of £69,137 per annum
- Lease expires August 2041
- The rent is subject to five yearly open market rent reviews and annual uncapped RPI increases (except in the open market review year)
- We are instructed to invite offers in excess of £700,000 (9.38% NIY)
- Business unaffected by sale

LOCATION

Located in the village of Marldon in the county of Devon, 3.2 miles (5.1 kilometres) north west of Paignton and 4.4 miles (7.1 kilometres) west of Torquay.

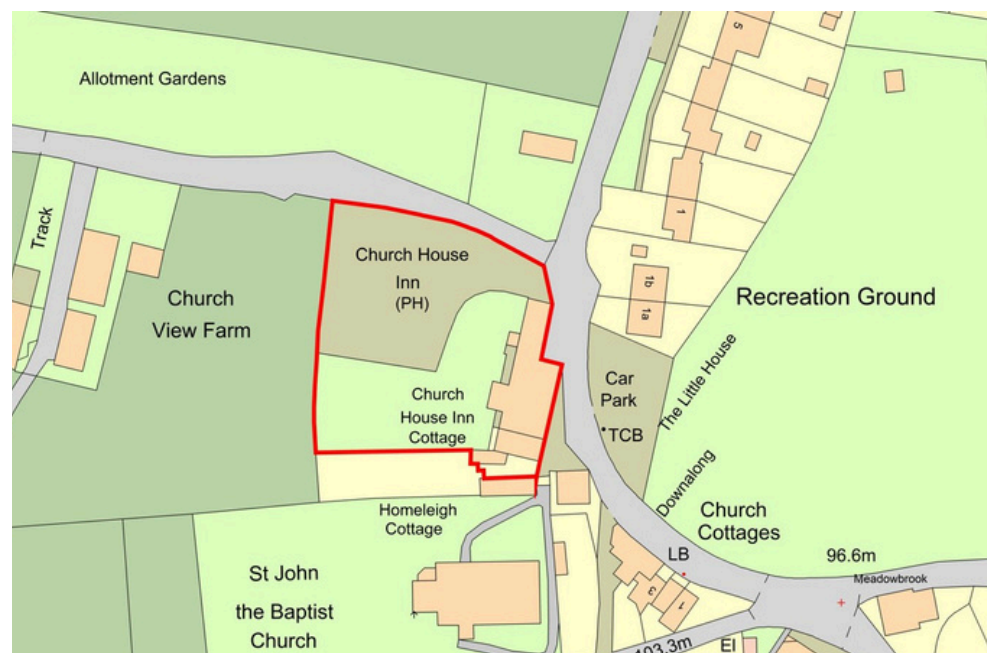
The Church House Inn is situated fronting Love Lane in a residential area where operators such as Ye Olde Smokey House, Millmans Holiday Cottages and Marldon Maple Leaf Bowling Club are located. The location provides access to the A380 dual carriageway, linking directly to the motorway network via the M5 at Exeter.

LINKS

GOOGLE STREET VIEW



VIRTUAL TOUR



DESCRIPTION

The property comprises the ground and first floor of a two storey detached building with painted elevations beneath a pitched roof.

ACCOMMODATION

Ground Floor The ground floor provides an open plan trading area with a central bar servery and seating on loose tables, chairs and stools for 80 customers with a function room on the upper ground floor for 35 customers. Ancillary areas include a trade kitchen, customer WC's and stores to the rear.

First Floor The first floor provides an office, bathroom, kitchen and three bedrooms.

Outbuilding There is an outdoor cellar, stores and disabled WC.

Externally There is an enclosed customer area to the rear with seating on wooden benches for 40 customers and additional seating adjacent to the car park for 20 customers. There is parking to the rear for 25 vehicles.

TENURE

The property is held freehold (Title Number DN443959).

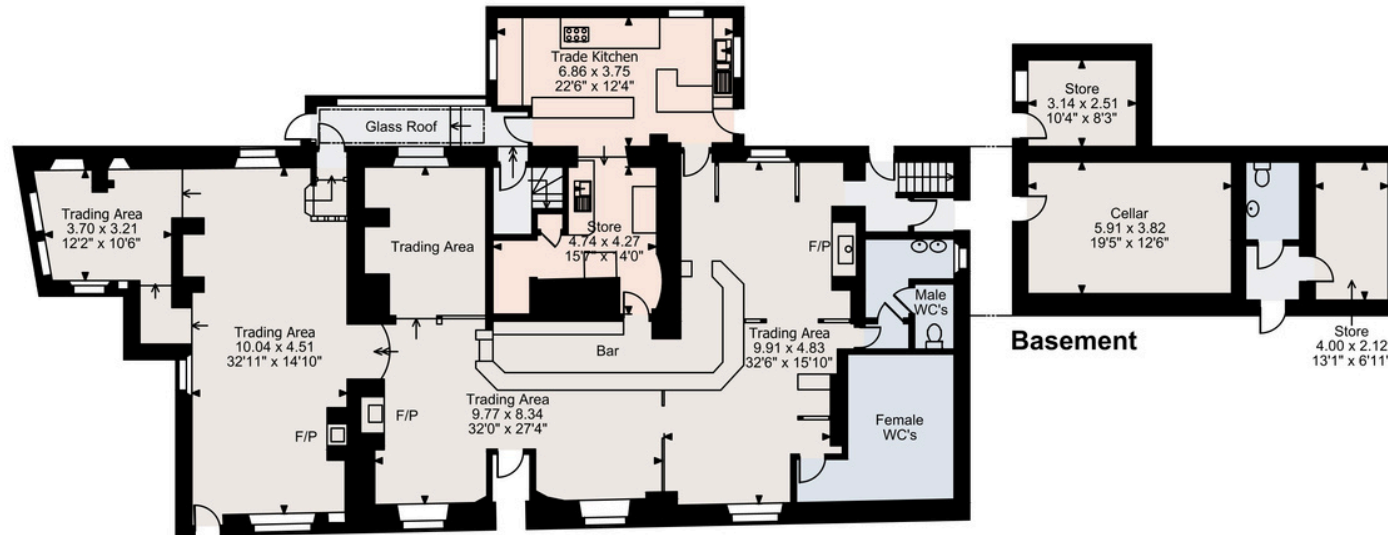
TENANCY

Entire property let to two private individuals on a 20 year lease from 17 August 2021 at a current rent of £69,137 per annum which is subject to five yearly open market rent reviews and annual uncapped RPI increases (except in the open market review year). A rent deposit of £14,197 is held by the landlord.

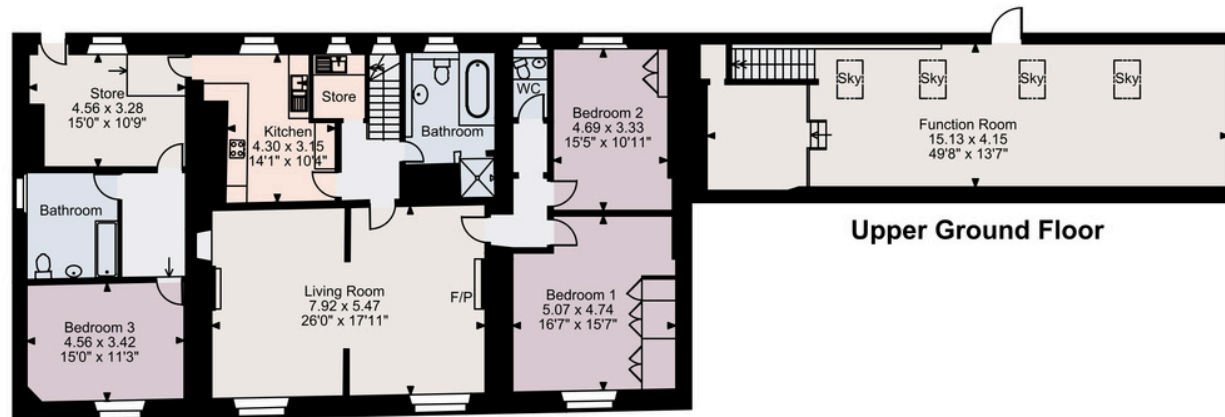


FLOOR PLANS

Church House Inn Paignton, Paignton, Devon
 Basement gross internal area = 538 sq ft / 50 sq m
 Ground Floor gross internal area = 2,919 sq ft / 271 sq m
 First Floor gross internal area = 2,689 sq ft / 250 sq m
 Total gross internal area = 6,146 sq ft / 571 sq m



Ground Floor



First Floor

Upper Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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PLANNING

The property is Grade II Listed but is not situated within a conservation area.

FIXTURES & FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

EPC

D - 87



TERMS

We are instructed to invite offers in excess of £700,000 (9.38% NIY) assuming the usual purchasers costs.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



CHURCH HOUSE INN VILLAGE ROAD, MARLDON,
PAIGNTON, TQ3 1SL

SIMILAR INVESTMENT OPPURTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing:

<https://sites.savills.com/stonegateportfolio>

VIEWINGS

All viewings must be made by prior appointment. For further information and all viewing requests please contact the sole selling agents Savills.

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