

High Bickington - The Old George Inn, Poplar Terrace, Devon, EX37 9AY
Freehold Public House Investment



BLUE ALPINE

PROPERTY CONSULTANTS



High Bickington - The Old George Inn, Poplar Terrace, Devon, EX37 9AY

Freehold Public House Investment



Investment Consideration:

- Purchase Price: £210,000
- Vacant possession
- ERV: £24,000 p.a. GIY: 11.43%
- VAT is NOT applicable to this property
- Comprises Grade II Listed village pub with restaurant, skittle alley and beer garden
- Includes 3-bed managers flat at first floor
- Fixtures and fittings included in the sale
- Located close to High Bickington Post Office



High Bickington - The Old George Inn, Poplar Terrace, Devon, EX37 9AY

Freehold Public House Investment



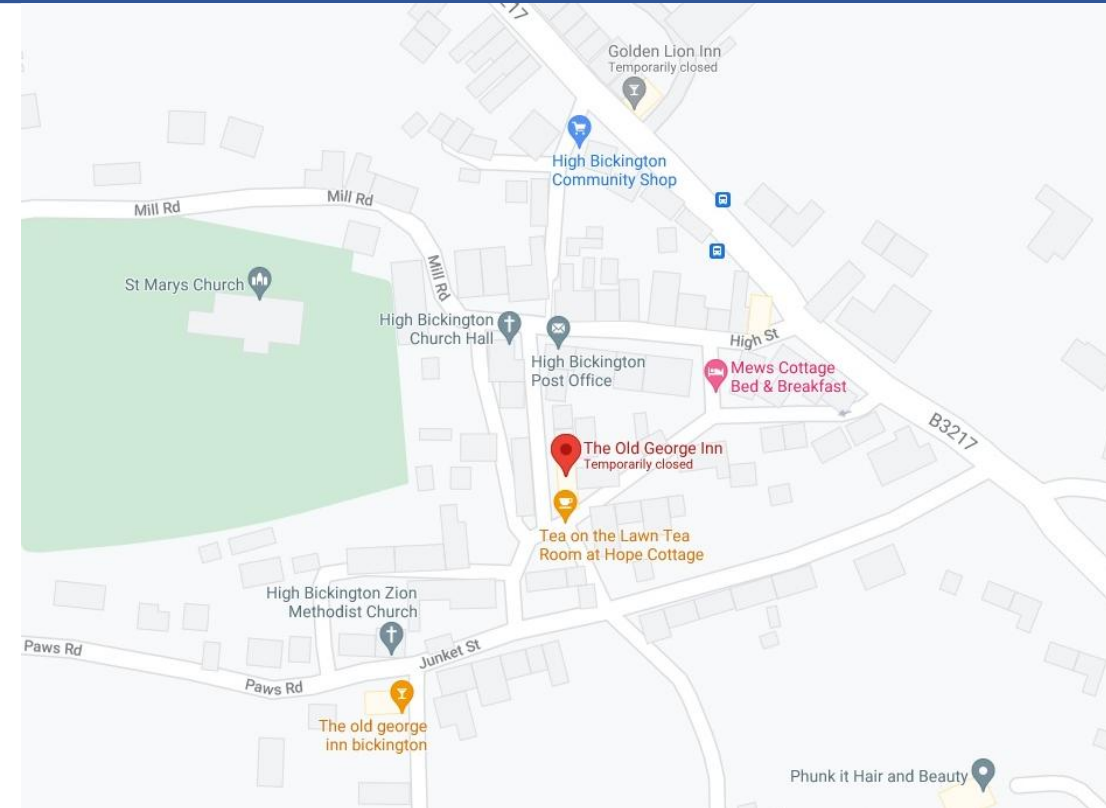
Property Description:

Comprises a beautiful cottage style, Grade II Listed village pub located within the thriving North Devon village of High Bickington. Comes with many furnishings and fixtures. Full kitchen almost completely equipped. The property includes large 3-bedroom owner's accommodation, or the possibility to operate as letting rooms/B&B and increase revenues. The property benefits from small beer garden and provides the following accommodation and dimensions:

Ground Floor: Open plan bar & restaurant, full commercial kitchen, skittle alley, cellar, beer garden

First Floor: 3-bedroom owner's accommodation with kitchen and bathroom

Total area size 246 sq m (2,647 sq ft)



Location:

High Bickington is a village in North Devon, England, about 2 km west of the River Taw valley, among largely cultivated hills and wooded valleys. The nearest larger settlements are Great Torrington (6 miles (10 km) west), South Molton (8 miles (13 km) east), and Barnstaple (8 miles (13 km) north).

High Bickington - The Old George Inn, Poplar Terrace, Devon, EX37 9AY

Freehold Public House Investment



High Bickington - The Old George Inn, Poplar Terrace, Devon, EX37 9AY

Freehold Public House Investment

Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



BLUE ALPINE

PROPERTY CONSULTANTS

Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.