

Ilfracombe - The Little Lamb, 59 High Street EX34 9QB  
Freehold Public House Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



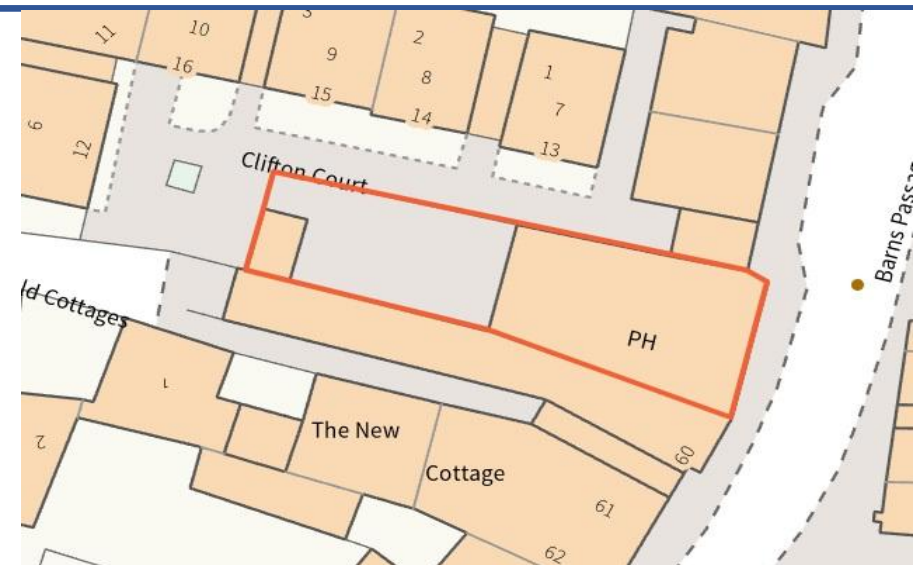
# Ilfracombe - The Little Lamb, 59 High Street EX34 9QB

## Freehold Public House Investment



### Investment Consideration:

- Purchase Price: £250,000
- Gross Initial Yield: 9.36%
- Rental Income: £23,400 p.a.
- VAT is applicable to this property
- Total area size 385 sq m (4,144 sq ft)
- Comprises public house/restaurant with function room and staff/letting accommodation
- Property benefits from large garden at rear and basement
- Occupiers close by include Co-Op Supermarket, Petrol Station, Pet Store and more.



### Tenancies & Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
<b>The Little Lamb (Ground, First, Second &amp; Third Floor)</b>	Ground Floor: Open plan bar/restaurant area, prep kitchen Basement: Cellar with customer WCs & access leading to garden First Floor: Function room, commercial kitchen, wc`s, storage Second Floor: 5 letting/staff rooms, kitchen, living room Third Floor: 2 rooms	Individual	6 Years 11 Months from 15 April 2025	£23,400	Note 1: FRI Note 2: Rent review on 15.04.28 linked to RPI Note 3: Tenant option to determine on 15.10.27 with minimum 3 months notice Note 4: Deposit held of £3,470
<b>Total</b>				<b>£23,400</b>	

# Ilfracombe - The Little Lamb, 59 High Street EX34 9QB

## Freehold Public House Investment



### Property Description:

Comprises ground floor bar/restaurant with additional seating area and full commercial kitchen at first floor and large staff accommodation at second and top floor. Potential to use residential area as letting accommodation and increase revenue. The property benefits from large outdoor seating area at rear, providing the following accommodation and dimensions:

**Ground Floor:** Open plan bar/restaurant area, prep kitchen

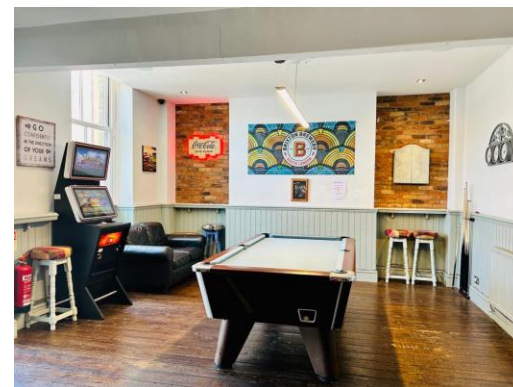
**Basement:** Cellar with customer WCs & access leading to garden

**First Floor:** Function room, commercial kitchen, wc`s, storage

**Second Floor:** 5 letting/staff rooms, kitchen, living room, bathroom

**Third Floor:** 2 rooms

**Total GIA:** 385 sq m (4,144 sq ft)



# Ilfracombe - The Little Lamb, 59 High Street EX34 9QB

## Freehold Public House Investment



### Tenancy:

The property is at present let to an Individual for a term of 6 Years 11 Months from 15<sup>th</sup> April 2025 at a current rent of £23,400 p.a. and the lease contains full repairing and insuring covenants. Rent review on 15.04.28 linked to RPI. Tenant option to determine on 15.10.27 with minimum 3 months notice. Deposit held of £3,470.

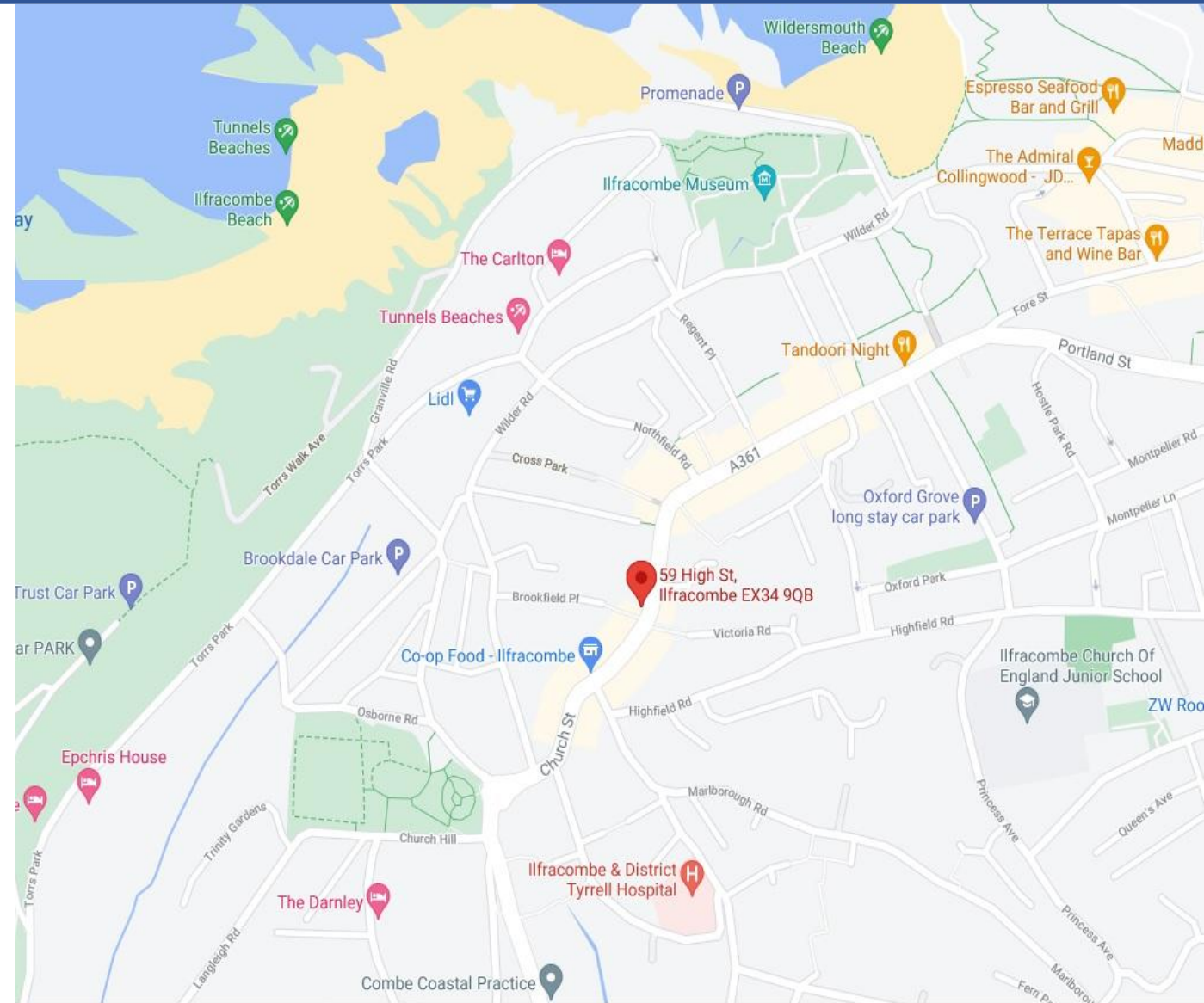


# Ilfracombe - The Little Lamb, 59 High Street EX34 9QB Freehold Public House Investment



## Location:

Ilfracombe is a seaside resort and civil parish on the North Devon coast, England, with a small harbour surrounded by cliffs. The town is at the southern end of the A361, the longest 3-digit A-road in England which finishes on the A5 at Kilsby on the Northamptonshire-Warwickshire border near Rugby and is the town's main connection with the South-West England motorway, the M5. The property is located on the high street within walking distance to the sea front. Occupiers close by include Co-Op Supermarket, Petrol Station, Public House, Pet Store and more.



# Ilfracombe - The Little Lamb, 59 High Street EX34 9QB

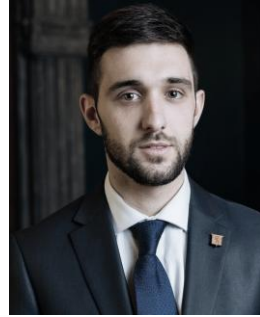
## Freehold Public House Investment

### 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.