

THE REDWOODS INN Uplowman Tiverton, Devon, EX16 7DP



FREEHOLD: OIRO £490,000 **REF: 4656**

Substantial detached character country village freehouse with spacious 7 bedroom owners accommodation.

The Redwood Inn is situated in the centre of the small country village of Uplowman located approximately 4 miles north east of Tiverton within easy reach of Junction 27 of the M5 motorway and the North Devon Link Road. The Cathedral and University City of Exeter and Taunton, the County Town of Somerset are both within 20 miles.

The Redwood Inn is a substantial and deceptively spacious detached country village freehouse with origins reputedly dating back to 1824. Well presented throughout, the property retains much of the original charm and character throughout the public areas and the property briefly comprises:- Main Bar (38 plus standing room), Lounge Bar & Restaurant (50+), Snug Dining Area (10), Commercial Catering Kitchen, spacious Owners Accommodation with Sitting Room, 7 Bedrooms (one en-suite), and Bathroom with potential for letting accommodation. Externally, the property benefits from Car Parking, Lawned Beer Garden (18), Skittle Alley and a Store Room.



ACCOMMODATION

GROUND FLOOR – There are two entrances to the front of the property into **Entrance Vestibule** with doors into **Main Bar** an attractive character room with heavily beamed ceilings, exposed wall timbers, carpeted flooring, substantial timber fronted and topped **Bar Servery**, wall mounted menu boards, feature fireplace with inset woodburning stove and feature bread oven, range of freestanding wooden tables, chairs, bar stools and upholstered perimeter seating for 38 customers plus standing room. **Darts Oche**. **Ladies & Gents WCs**. **Lounge Bar & Restaurant** again an attractive character room with beamed ceilings, exposed wall timbers, carpeted flooring, timber fronted and topped **Bar Servery**, wall mounted menu boards, range of freestanding wooden tables and chairs comfortably seating 50 plus customers. **Snug Dining Area** with exposed ceiling beams, carpeted flooring, range of freestanding wooden tables and chairs providing seating for 10 customers. **Commercial Kitchen** with Altro flooring, tiled and lined walls, fitted with a comprehensive range of commercial catering equipment to include:- 6-burner gas range, 4-burner gas range with flat topped griddle, eye level grill, double deep fat fryer, single deep fat fryer, extraction system with stainless steel canopy over, extensive range of stainless steel workbenches with shelving below, warming cabinet, 3 microwave ovens, upright freezer, upright fridge, twin deep bowl stainless steel sink unit, commercial dishwasher, wash hand basin, wall mounted cupboards, **Large Walk-In Fridge**. Boiler cupboard. **Bottle Store** with upright wine fridge and stainless steel sink unit.

FIRST FLOOR – Arranged on the first floor is a spacious and versatile owners accommodation with potential for letting accommodation dependent upon own personal requirements. The first floor accommodation briefly comprises:- **Sitting Room** with aspect to front. **Bedroom 1** a double room with aspect to front. **Bedroom 2/Office** a single room with aspect to front. **Bedroom 3** a double room with aspect to front. **Bedroom 4** a twin/double room with aspect to rear and an **En-Suite Shower Room**. **Bedroom 5** a double room with aspect to rear. **Bedroom 6** a double room with aspect to side. **Bedroom 7** a double room with aspect to side. **Bathroom** with shower over bath.

EXTERNALLY – To the front of the property is a **Forecourt** providing parking for 4-5 vehicles and a **Paved Seating Area** with benches for 18 customers. To one side of the property is a **Detached Skittle Alley** with **Disabled WC**. To the rear of the property is a separate building with a temperature controlled **Beer Cellar** and a **Separate Utility Room**. Immediately to the rear of the kitchen is a large covered **Walk-In Freezer**. Also to the rear of the property is a **Gas Bottle Store**, an **Enclosed Lawned Trade Garden** with paved patio area and benches for 18 customers and a wooden storage shed.

Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.

THE BUSINESS (Accounts will be provided to genuine purchasers, once viewed)

Trading Style – The Redwoods Inn trades as a traditional country village pub and destination food led public house which is well established and attracts a popular following and enjoying good levels of regular repeat trade, not only from the village but from surrounding villages and nearby towns as well as an uplift from tourists staying locally during the summer months. The Redwoods Inn has been owned by our clients for over 11 years and the pub is home to 7 skittle teams, a summer skittle league, a football team, a netball team and is a meeting point for a cycling group every Thursday. The business has its own website www.redwoodsinn.co.uk. The pub has achieved a 5 Star Food Hygiene Rating.

Turnover – Accounts provided for year end 31 July 2015 show sales of £123,554 net of VAT with in excess of £43,000 profit. Full detailed accounting information can be made available to interested parties following a formal viewing appointment.

THE BUSINESS (cont)

Opening Hours - The business holds a Premises Licence No MDVPR0105 which allows the sale of alcohol from 10:00am until 2:00am seven days a week. The business is currently run on restricted opening hours from 12:00pm – 2:30pm and from 6:00pm to midnight. The business is closed on Monday lunchtimes apart from bank holidays.

Current Staffing – The Redwoods Inn is run by our clients, a partnership, with the assistance of 4 part-time members of staff as and when required.

Potential – Our clients advise us that there is tremendous potential to develop all aspects of the trade still further by creating letting rooms. The sale of The Redwoods Inn represents an excellent opportunity to purchase a well established and deceptively spacious and versatile country village freehouse in an extremely desirable part of Devon.

RATING - For up to date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website www.voa.gov.uk.

SERVICES (advised by client)

Mains electricity, water and drainage are connected to the subject property. LPG is used for cooking and oil is used for central heating and hot water.

PRICE & TENURE (VAT may be chargeable in addition if appropriate)

Offers invited on £490,000 for the valuable freehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation. Vacant possession upon completion.

FINANCE

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, contact us for details of our approved brokers.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents.Tel:(01392)201262.Email:info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.



Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Stonesmith for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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