



A stunning free of tie destination village public house and restaurant, immaculately presented and furnished to an exceptionally high standard throughout. Offering a first-class property and business in a sought-after East Devon village, close to Exeter. Impressive and stylish fit out with main bar & dining area (50+), stunning first floor restaurant (50), commercial catering kitchen, superior 2 double bedroom owner's accommodation, and customer car park. Excellent opportunity and which must be viewed in order to fully appreciate the quality and standards inherent in all aspects of this exceptional business opportunity. Significant levels of trade and still offering tremendous potential.

**THE NIGHTJAR (T/A VILLA VERDE)
VILLAGE WAY, AYLESBEARE, EXETER, DEVON, EX5 2BX
FREE OF TIE LEASEHOLD: £57,000 REF: 4879**

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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. iii) no person in the employment of Stonesmith has any authority to make or give any representation or warranty whatever in relation to this property. The word "property" throughout shall include business and trade contents if appropriate.

THE PROPERTY

The Nightjar is an extremely impressive and deceptively spacious village freehouse which was newly built to exacting standards in 2017. Presented to an exceptionally high standard throughout, The Nightjar is a fabulous purpose built and equipped destination village freehouse and restaurant with impressive owner's accommodation. This popular and extremely well-regarded destination village public house and restaurant provides a superior trading environment and is fitted with fixtures, fittings and a trade inventory of the highest quality. The business briefly comprises: - Main Bar & Dining Area (50+), First Floor Restaurant (50), fully fitted Commercial Catering Kitchen with back up facilities and a Walk in Fridge, spacious and superior Owner's Accommodation with 2 Double Bedrooms, spacious Lounge/Dining Room with open plan Kitchen, Office Area and a Shower Room. Externally, the property benefits from a Customer Car Park for around 14 vehicles, and an enclosed Patio/Store Area. The Nightjar is undoubtedly a very special place to live and work and a viewing is strongly recommended in order to fully appreciate the quality and high standards inherent throughout all aspects of this quality **FREE OF TIE** business.



SITUATION

The Nightjar occupies a prominent trading position in the heart of the popular and sought after East Devon village of Aylesbeare. Aylesbeare is a popular commuter village situated just off the A3052, the main coastal route between Exeter and Lyme Regis. Travel distances include; Exeter (8 miles), junction 30 of the M5 motorway (6 miles), Exmouth and Sidmouth on the East Devon Jurassic coastline (6 miles) and Honiton on the A30 dual carriage way (9 miles). As such, the Nightjar is well located to attract custom from a range of surrounding towns and villages within the immediate vicinity.

INTERNAL DETAILS

Customer entrance doors to the front and rear carpark leading into the **Main Bar & Dining Area**, an extremely attractive and well-presented room with flagstone flooring, exposed timbers, feature lighting, part wood panelled walls, feature fireplace with inset wood burning stove, range of freestanding tables and chairs seating 50 customers. Timber fronted and granite topped return **Bar Servery** with non-slip flooring, fitted with a range of back bar fittings, display shelving and tiled walls with 2 double glass fronted bottle fridges, single glass fronted bottle fridge, commercial coffee machine, stainless steel sink unit, ice machine and glass washer. The **First Floor Restaurant** is again a stunning and well-presented room with exposed timbers, solid wood flooring, feature lighting and freestanding tables and chairs seating around 50 customers. **Waitress Station/Servery** with display shelving to the rear, double glass fronted bottle fridge and stainless steel sink unit. **Ladies, Gents and Disabled WC's**. **Commercial Catering Kitchen** being situated on the ground floor with theatre style opening to the main bar & dining area. With non-slip flooring and wipe clean clad walls, equipped to an exceptionally high standard with a comprehensive range of commercial catering equipment to include:- extractor system with stainless steel canopy over, 4 ring induction hob, flat top griddle, plate warming cabinet, twin floor standing deep fat fryers, serving gantry with warming lamps, 2 triple door undercounter commercial fridge units, triple door under counter fridge unit with marble worktop and saladette, twin door commercial upright fridge, twin deck commercial pizza oven, extensive stainless steel shelving, **Walk in Fridge**. **Wash Up Area** with non-slip flooring, fully wipe clean clad walls, pass through commercial dishwasher with tray slide, single deep bowl stainless steel sink unit and stainless steel handbasin. **Beer Cellar** temperature controlled on the ground floor with racked shelving and door to rear.



OWNER'S ACCOMMODATION

Situated on the second floor is the impressive and well appointed spacious **Owner's Accommodation** which provides superior living accommodation having been fitted to an exceptionally high standard throughout and briefly comprising: - open plan **Lounge/Dining Room** a spacious L shaped room with open **Kitchen Area** fitted with a range of modern base kitchen units with complementary work surfaces and built in electric hob and oven. **Bedroom 1** a good sized double room. **Bedroom 2** a good sized double room. **Office Area**. **Shower Room** with a modern white suite and a large shower cubicle.

EXTERNAL DETAILS

To the rear of the property is an enclosed **Patio/Store Area** which is partial covered with a **Wooden Shed** housing dry storage, stainless steel workbench and a chest freezer. **Customer Car Park Area** to the rear of the pub with space for approximately 14 vehicles and ample unrestricted parking on the roads nearby. **Bin Store Area**.



THE BUSINESS

The Nightjar has been purpose built and equipped, resulting in a stunning destination village public house and restaurant which is presented in exceptional condition throughout. Having been created with almost no expense spared, the business provides an exceptional trading environment equipped with high quality fixtures, fittings and trade inventory. The Nightjar has traded as a pub with an Italian style restaurant since May 2025 and other business interests and commitments means that The Nightjar is now offered for sale after a successful inaugural period of trading. Our clients advise that there is a genuine opportunity to continue to build on the reputation already established and to develop all aspects of the trade still further. The location of the business ensures that trade comes from a wide catchment area around this affluent part of East Devon and also from further afield with visitors and tourists to the area. The business has been awarded a 5-star food hygiene rating

and has a website www.villaverde-thenightjar.co.uk which provides further background information. The business has also received numerous favourable reviews on Google and Trip Advisor. The sale of the Night Jar represents an excellent opportunity to purchase an exceptionally well presented and well-regarded destination village pub and restaurant in a highly desirable area with impressive living accommodation and excellent levels of trade. An internal inspection is essential in order to fully appreciate all that this exceptional and superior business opportunity has to offer.



TRADING INFORMATION

Information provided by our clients shows takings in excess of £200,000 from start up for a 30 week trading period. Historic sales in the order of £400,000 under previous ownership. Further information available to interested parties after a formal viewing appointment.

OPENING HOURS

The current opening hours are 5pm until 10pm Tuesday and Wednesday, midday until 3.00pm and 5pm until 10pm Thursday to Saturday and midday until 9pm on Sunday. The business is closed on Monday.

POTENTIAL

The Nightjar is an extremely well regarded and popular destination pub and restaurant which has been recently operated as a pub with an Italian style restaurant. The sale of the business still offers further potential for incoming operators to develop all aspects of the trade and develop a trading style to suit their own personal requirements. The Nightjar is very much the focal point for the local community and is extremely well supported by the locals and undoubtedly there are opportunities to increase the current trading hours, and to build upon the solid levels of trade and reputation which have already been established.

EPC

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RATING

Rateable value from April 2023 – £12,400. Please note this is not the rates payable. For further information we advise you contact the local authority, East Devon District Council.

SERVICES

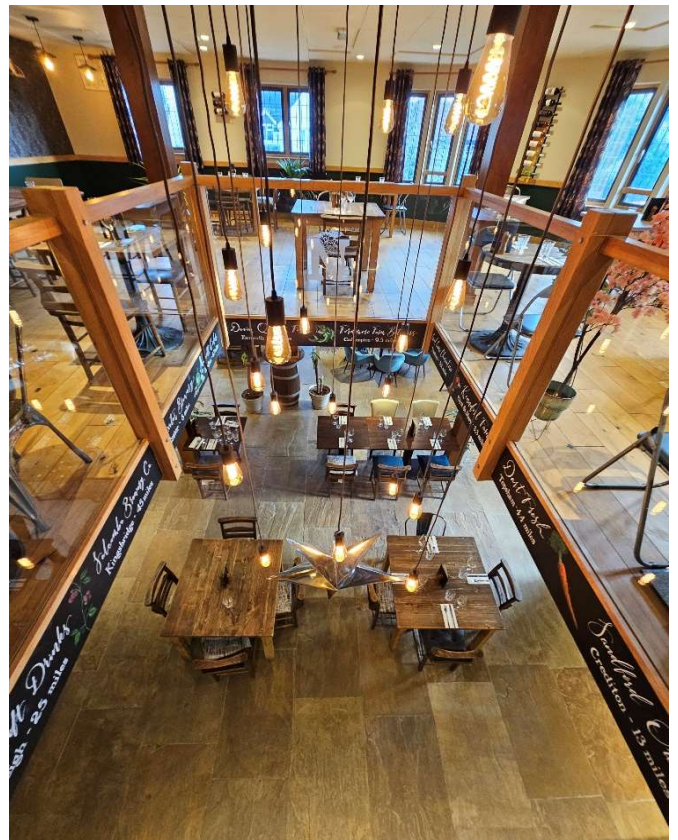
All mains services except mains gas, are connected to the property.

PRICE & TENURE

£57,000 for the valuable free of tie leasehold interest as a going concern business and full trade inventory. The business is available by way of an assignment of the existing 6 year free of tie lease with a rent of £33,000 plus VAT per annum until February 2027 and then £35,000 plus VAT until February 2028. Rent is paid monthly in advance, reviews every 3 years, tenant only breakclause at 3 years. The lease is of a full repairing and insuring nature.

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.



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.