

Oakford - The Red Lion, Rookery Hill, Devon EX16 9ES
Free-of-Tie Public House with Letting Rooms to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Oakford - The Red Lion, Rookery Hill, Devon EX16 9ES

Free-of-Tie Public House with Letting Rooms to Rent



Property Features:

- Comprises ground floor public house with 2/3-bed owner's accommodation
- Includes 4 en-suite letting rooms and benefits from 6 car parking spaces
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms to be agreed by negotiation
- Oakford is a small rural village in Mid Devon, approximately 10 miles north of Tiverton and around 20 miles north of Exeter.

Property Description:

Comprises three-storey public house with ground floor bar, dining room, kitchen, prep room, and wc's. The first floor includes four bedrooms, each with ensuite facilities, and an attic flat with three rooms, a bathroom, and a wc. Additionally, there is a cellar with restricted head height accessed via a trapdoor in the bar. Externally, the property offers parking for six cars and an external terrace/seating area.

Ground Floor: Bar & restaurant, kitchen, storage, wc's

First Floor: 4 en-suite rooms

Second Floor: 3 rooms, bathroom

Total GIA: 344 sq m (3,703 sq ft)



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £500 per week (PCM: £2,166.66)

Deposit: £6,500 (3 Months)

Rateable Value:

Rateable Value - £12,750 p.a.

Rates Payable ~ £1,750* p.a.

*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a B Rating. Certificate and further details available on request.



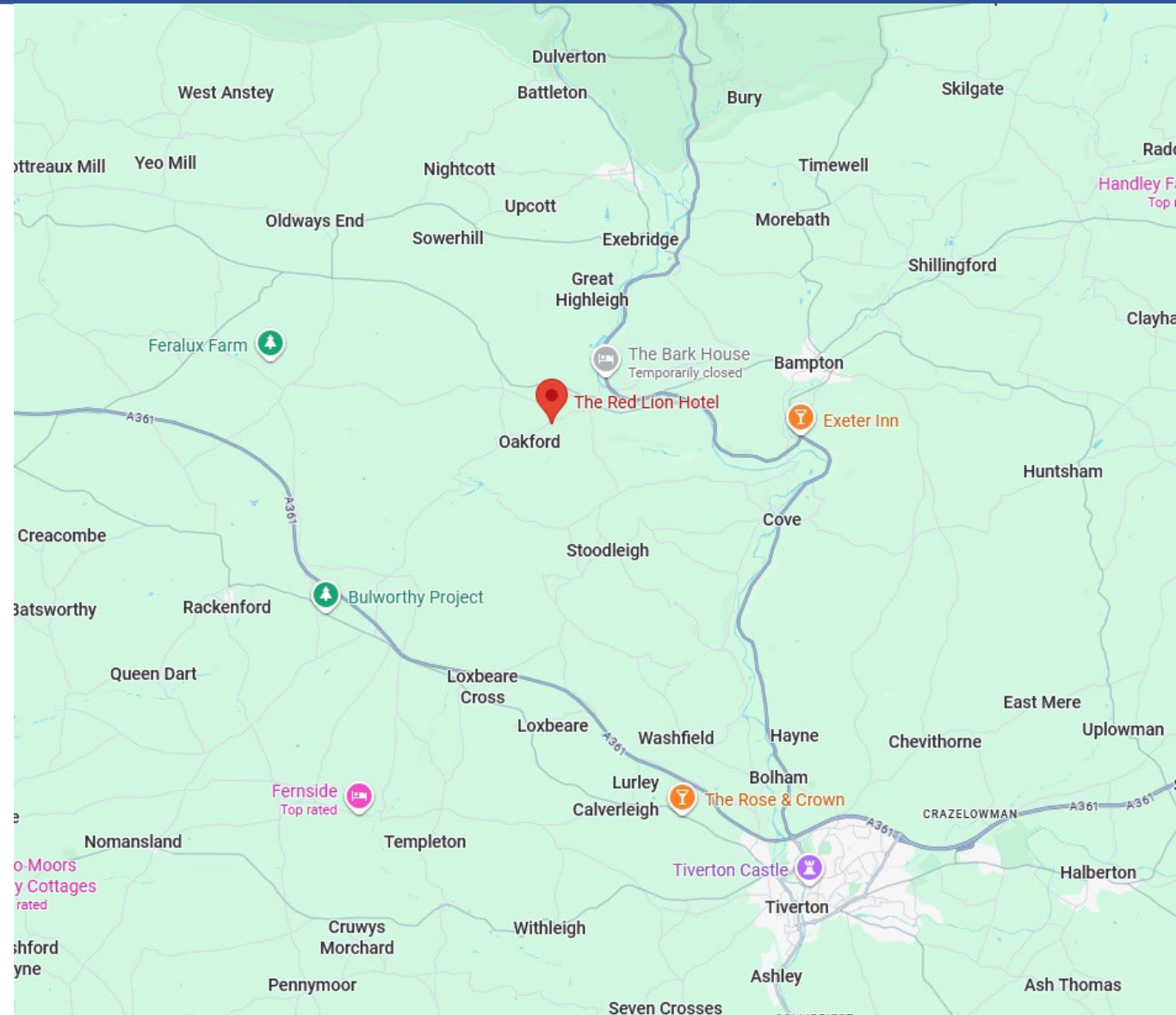
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Location:

Oakford is a small rural village in Mid Devon, approximately 10 miles north of Tiverton and around 20 miles north of Exeter, close to the southern edge of Exmoor National Park. In close proximity to the B3227 and A396, which provide links to the A361 and onward to Junction 27 of the M5 motorway. The property is situated in predominantly residential area, on the northern side of Rookery Hill, close to its junction with Crosspark Hill.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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