

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



For Sale

Guide Price £220,000

The Skipper Inn, 57 Drew Street, Brixham, Devon TQ5 9LA

0.17 Acres

(0.07 Hectares)

Summary

- Historic public house in busy residential area
- Public bar, dining room and function room
- Enclosed rear garden (plot size 0.17 acres)
- Four bed owners accommodation
- Works required to reopen
- Grade II Listed
- Walking distance to town centre and harbour
- Priced to sell

Location:

The Skipper Inn, Drew Street is approximately one mile from Brixham town centre and harbour and is set within an established residential area.

Description:

The Skipper Inn is a substantial traditional public house on Drew Street, within walking distance of Brixham town centre and harbour. The property provides for extended ground floor trade areas to include public bar, dining room and function room. There are four bedrooms and an enclosed rear garden. The Skipper is in need of renovation but has been priced to reflect this and represents a great opportunity to reopen what was once a busy locals venue.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition). Front entrance to public bar (8.4m x 5.7m) having wooden bar servery, exposed wood ceiling beams, with part exposed stone walls. Feature fireplace. Space for c20 covers. Ladies WCs. Access to inner lobby and separate customer access to covered walkway (with independent access to the front) to rear trade areas. Gents WCs. Dining room (7m x 6m) with space for c28 covers. Function room (13.8m x 7m plus recess areas) with separate bar servery, WC and double doors to rear enclosed beer garden.

Kitchen (3.4m x 3.1m) with access to inner lobby and separate washroom/store leading to function room. Beer cellar (2.7m x 2.2m).

The inner lobby provides access to the first floor with landing and doors off to:

- Bedroom (4.4m x 2.6m plus recess and to include WC/utility)
- Lounge (5.8m x 4.2m)
- Bedroom (4.2m x 3.8m plus recess) with access to shower room/WC
- Bedroom (3.2m x 2.6m plus recess)
- Bedroom (4.5m x 2.1 plus recess) with access to shower room/WC.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

D(85)

Planning:

Sui Generis for pub use.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £6,000. This would qualify for small business rates and COVID relief and applicants are encouraged to check with the local authority. Council tax band B.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

Available freehold with vacant possession at a guide price of £220,000 plus VAT. Any offers made must be accompanied with proof of funding.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

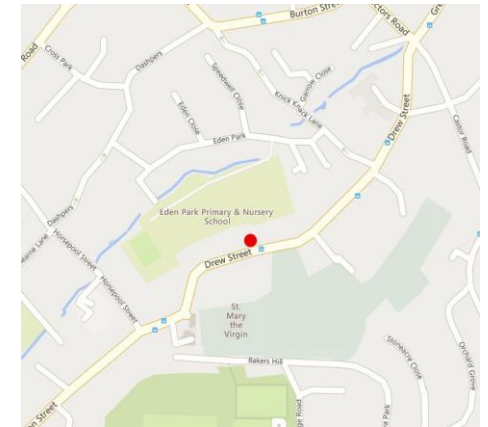
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

VAT is applicable to the price.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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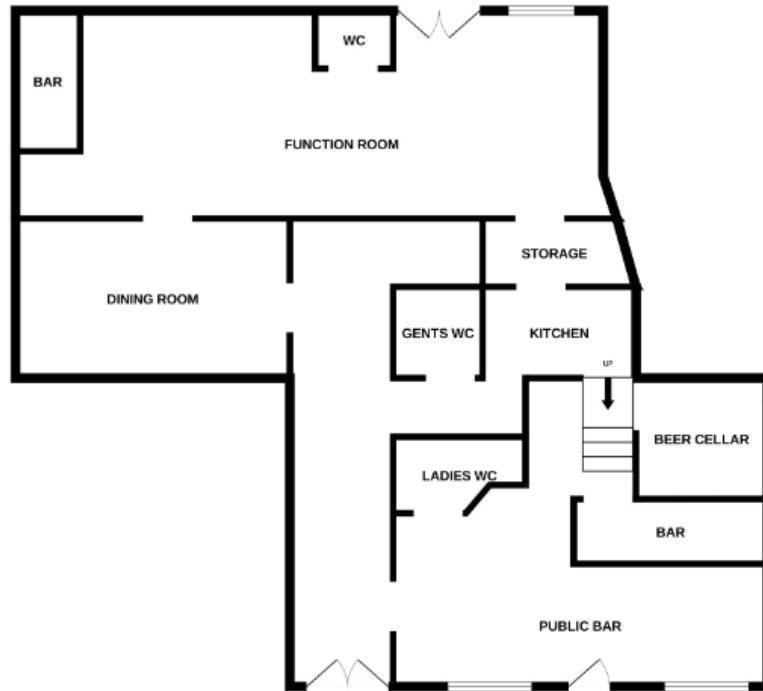
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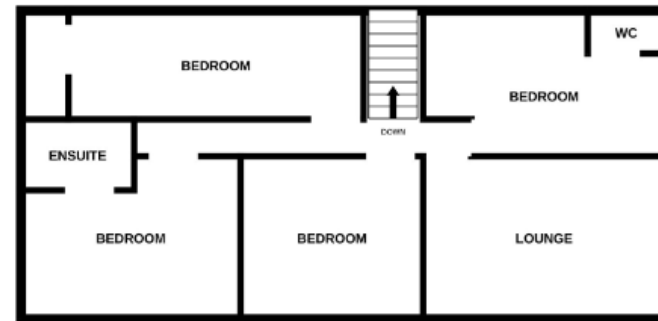
Balliol House, Southernhay Gardens,

Exeter, Devon, EX1 1NP

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floor Plan