



**To Let**

**Rent £50,000 per annum**

**Chichester Arms, East Street, Bishop Tawton, Barnstaple EX36 0DQ**

## Summary

- Thatched Grade II Listed village pub
- Attractive trade areas includes public bar, back bar and restaurant
- Offered on new free of tie lease terms
- Headline rent £50,000 per annum on full repair and insure basis
- Large customer car park (30)
- Front and rear outside trade areas
- 2 bed flat
- Currently closed

### Location:

The 'Chic' is situated within the village of Bishops Tawton approximately 3 miles South of Barnstaple in North Devon. The village is split by the A377, the main access road to North Devon from Exeter with the principle trunk road, A361 linking to the M5 at Tiverton nearby.

It is the only pub in the village (population c1200) . It is considered a popular 'point of call' location due to it's close proximity to Barnstaple and the surrounding villages, with good access routes. The village provides a more immediate customer base also.

### Description:

An attractive thatched public house in a busy village close to Barnstaple. Available by way of a new free of tie lease with headline rent of £50,000 per annum. Characterful public bar, back bar and restaurant with front and rear beer gardens. 2 Bed flat. Historically a busy venue, with local support and good access links.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net / gross internal basis.

Customer entrance via entrance porch to public bar (13.6m x 4.4m) with flagstone style flooring, exposed stone fireplaces and exposed wooden ceiling beam with wooden bar servery. Space for 28 covers. Access to kitchen and inner lobby leading to back bar and restaurant, customer WCs, first floor and beer cellar. Back bar (7.1m x 5.1m) with return bar servery, access to kitchen. Stripped wooden floor, exposed beams and panelling with space for 22 covers. Restaurant (12.5 x 3.9m) having space for a further 28 covers, exposed beams and access to rear customer garden. Store (3.2m x 1.8m).

From the inner lobby there is additional access to the rear beer garden, customer toilets, stairway to first floor and store (3.9m x 2.6m) leading to beer cellar (3.8m x 2.8m).

Commercial kitchen (5m x 4.6m) with extraction (not tested). Washroom and rear lobby with external access.

The first floor provides for a self contained flat with internal access. Lounge (5.8m x 4.5m) with fitted kitchen units, through to inner hall with access to bathroom WC, Bedroom (4.5m x 3.1m) and bedroom (3.5m x 2.9m)

### Outside:

There is a front terrace with space for c30 covers. Rear beer garden with covered seating for c24 covers. 2x storage yards. Useful customer car park with space for 30 vehicles.

### 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:

C(58)

### Planning:

Sui generis for public house use. Local authority North Devon district council. Grade II Listed and within the conservation area.

### Business Rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £32,500 rising to £39,000 from April 2026. Please be advised that this is not the amount payable and contact the local authority to assess this. Council tax band B

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

### Terms:

The premises will be offered on a new Free of Tie lease from the Wellington Pub Company for a term of 20 years with RPI linked annual rent reviews, collar and capped at 2.5% and 5% respectively. Open market rent review every five years, full repairing and insuring covenants. Rent £50,000 per annum.

The trade inventory is owned by a third party and available by separate negotiation.

### Required Capital:

Applicants must be able to demonstrate sufficient funds to invest further in this opportunity plus funds to cover inventory, stock and glassware at valuation, pay one quarter's rent and insurance and also cover legal fees, Stamp Duty and working capital. A deposit will be required equivalent to 6 months' rent plus an amount equivalent to VAT.

### Application Procedure:

Applicants are requested to complete a standard Criterion Asset Management application form and provide a business plan, two forms of ID, with current address, cash flow forecast and proof of funding prior to interview. If the applicants wish to take the lease in a company name two personal guarantors will be required.

### Additional Information:

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective lessees should consult their accountant for professional advice in this respect.

### Legal Fees:

The lessee will be responsible for their own legal fees and a contribution of £1,500 plus VAT towards the Landlord's reasonable legal costs. Undertaking to costs required prior to legal commencement.



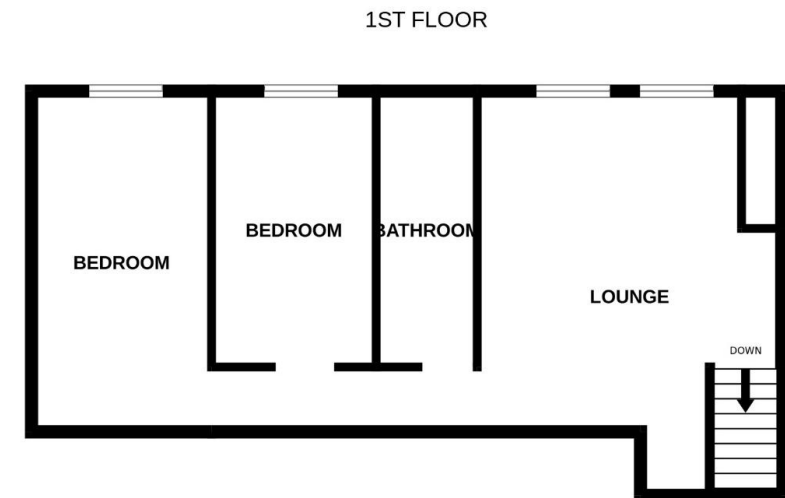
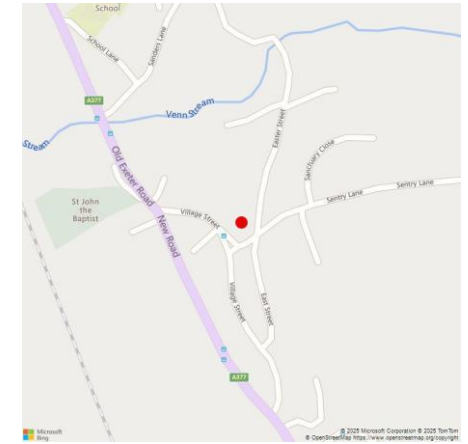
All figures quoted are exclusive of VAT if applicable.

**Code for leasing business premises:**

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

**Further information and viewings:**

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



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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## CONTACT THE AGENT

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