

To Let

£27,500 pax

The Rising Sun, 8 The Quay, Brixham TQ5 8AW

GIA 200.8 Sq M
(2,161 Sq Ft)

Summary

- Harbourside Inn in superb location
- Available on a new 20 year free of tie lease
- Ground floor public bar
- Accommodation over two upper floors
- Currently closed and some investment required
- Exciting home and income opportunity in busy harbour town
- 4/5 bedrooms
- Nil Premium

Location:

Brixham Harbour is the jewel of Torbay and as a busy working port there is year round activity. The Rising Sun has a front line position within the harbour, which is the principal trading location within the town. With a last reported resident population of just under 17,000, this increases considerably during the Spring and Summer seasons.

Description:

Attractive, grade II listed terrace pub over three floors. Dated early to mid 19th century with ground floor bar, galley kitchen, customer toilets and beer cellar. First floor lounge, kitchen and bedroom. Mezzanine store room. Second floor has four bedrooms and bathroom. Great outlook over Brixham Harbour and the Golden Hind replica.

Accommodation:

Central entrance to open plan public bar (10.2m x 7m max). Part wooden flooring and exposed ceiling beams. Bar servery and food servery with store area. Kitchen (4.3m x 1.7m with rear store. Gents and ladies WCs. Beer cellar.

Internal stairway to 1st floor with store (3.9m x 2.6m), lounge (4.8m x 3.6m) with harbour view. Bedroom (4.7m x 2.8m) with harbour view, kitchen (3.8m x 2.4m).

Stairway to second floor with bedroom (4.8m x 4m) with harbour view, bedroom (4m x 2m) with harbour view, bedroom (4m x 1.86m), bedroom (3.8m x 2.4), bathroom (4.4m x 2.2m) with fire escape access door to rear (onto Higher Street).

There is a walk through tour via: <https://youtu.be/-Ce6zXZk1zl>.

NB - All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

Approx	sq m	sq ft
Total	200.8	2,161

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(63)

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 £8,600 for which small business rates relief can be available. Council tax band A.

[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 and at a rent to be agreed with the landlords. Guide rent £27,500 per annum.

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.

Money Laundering:

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective Purchaser(s) will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Legal fees:

The lessee will be responsible for their own legal fees and a contribution of £1,500 towards the Landlord's reasonable legal costs.

VAT:

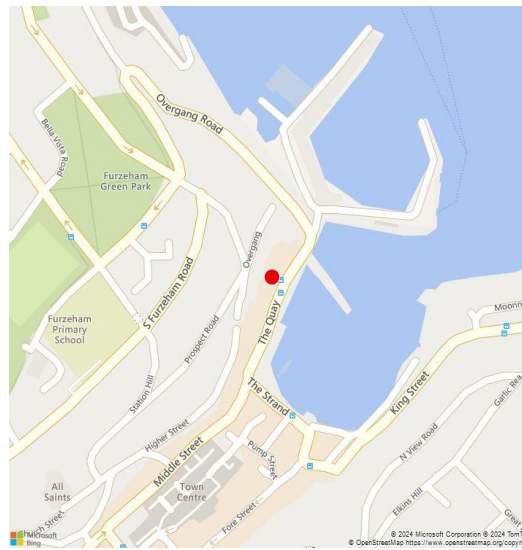
All figures quoted are exclusive of VAT if applicable.

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.



CONTACT THE AGENT

Mike Easton

Tel: **07527 388045**

Email: measton@vickeryholman.com

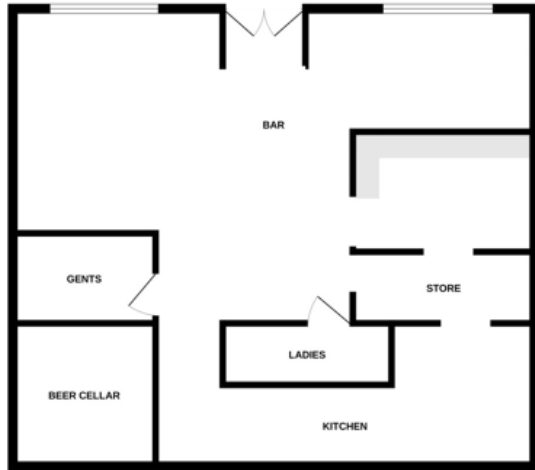
Main Office

Tel: **01392 203010**

Exeter Office

Balliol House, Southernhay Gardens, Exeter,
Devon, EX1 1NP

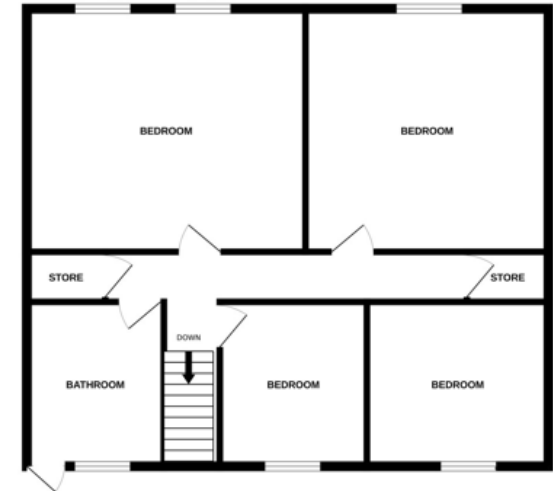
GROUND FLOOR



1ST FLOOR



2ND 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 Plans

For illustrative purposes only