

# WHITE LION

26 HIGH STREET, BRADNINCH,  
EXETER, EX5 4QL

**FREEHOLD PUBLIC HOUSE FOR SALE**

**savills**



# WHITE LION, 26 HIGH STREET, EXETER, EX5 4QL

## HIGHLIGHTS INCLUDE:

- Freehold public house for sale
- Site extending to 0.457 acres (0.184 ha)
- Property arranged over two levels extending to 3,035 Sq Ft (282 Sq M)
- Self-contained private accommodation
- Large covered external trade area
- Spacious undeveloped land to the rear
- **Offers invited in excess of £350,000**

## LOCATION

The White Lion is a traditional village pub located in the town of Bradninch. The property is situated fronting the High Street. Bradninch is a historic market town located in the valley of the River Culm, best known for its historic architecture and character, maintaining a strong rural feel. The White lion has good access links to the M5, which connects Exeter and Bristol.

In terms of public transport, the Guildhall Bus Stop is located a small walk from the property, offering services to Exeter and Tiverton. Additionally, Exeter International Airport is situated 8.8 miles to the South and Exeter Central Train station 10.6 miles to the south west, provides links to Exmouth and London Waterloo.

## DESCRIPTION

The property is arranged over two levels. The building features painted rendered elevations beneath a pitched clay tile roof with Crittall sash windows.

Internally the building is traditional in style Including an open wood burning fireplace, low ceilings and exposed beams and brickworks.

## LINKS

[GOOGLE STREET VIEW](#)[BIRDS EYE VIEW](#)[DRONE VIDEO](#)

## ACCOMMODATION

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**Ground Floor:** The entrance opens to a main dining area of loose tables and chairs for approximately 25 customers. To the west of this a games room, used for pool and darts, plus and an additional storage room.

To the south of the entrance comprises the bar servery, with loose stools around the bar, and loose tables and chairs for approximately 20 customers.

To the rear is WC facilities and a small commercial kitchen.

**First Floor:** A refurbished private accommodation which comprises two double bedrooms, single bedroom, kitchen, lounge, WC, office and bathroom.

**External:** A large covered external area to the side of the property under a canopy, with loose picnic benches for approximately 50 customers. A large undeveloped plot of land to the rear, with potential for multiple uses (STP), including further external trade area space.

## TENURE

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The property is held freehold (Title Number DN320599).

## PLANNING

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The property is not listed but is in the Mid Devon conservation area. The site has the benefit of Sui Generis public house consent.

## VAT

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VAT is applicable at the prevailing rate.

## TENANCY

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The entire property is let to a private individual on a 5 year Fixed Term Tenancy (FTT) from 16 May 2025 at a current rent of £14,500 per annum. A rent deposit of £3955.36 is held by the landlord.



## EPC

E-111

## FIXTURES AND FITTINGS

We understand that all fixtures and fittings owned outright are to be included in the disposal. Where applicable, stock may be valued in addition on completion. No inventory schedule will be provided and therefore what is left on the day of completion will transfer.

## GUIDE PRICE

We are instructed to invite offers in excess of £350,000 plus VAT. Subject to the lease described.

## MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.



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## VIEWINGS

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All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

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