

# UNION INN

DENBURY, NEWTON ABBOT, TQ12 6DQ

FREEHOLD PUBLIC HOUSE INVESTMENT





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## HIGHLIGHTS INCLUDE:

- Freehold public house investment
- Entire property let to The Old Green Pub Co Limited
- Property arranged over two levels extending to 5,435 Sq Ft (505 Sq M)
- Site extending to 0.18 acres
- Current rent of £37,971 per annum
- Lease expires June 2032
- The rent is subject to annual RPI increases with a collar of 2% and a cap of 5% (except in the open market review year)
- We are instructed to invite offers in excess of £450,000 (8.08% NIY)
- Business unaffected by sale

## LOCATION

Located in the village of Denbury in the county of Devon, 2.5 miles (4.0 kilometres) south west of Exeter and 7.0 miles (11.3 kilometres) north east of Totnes.

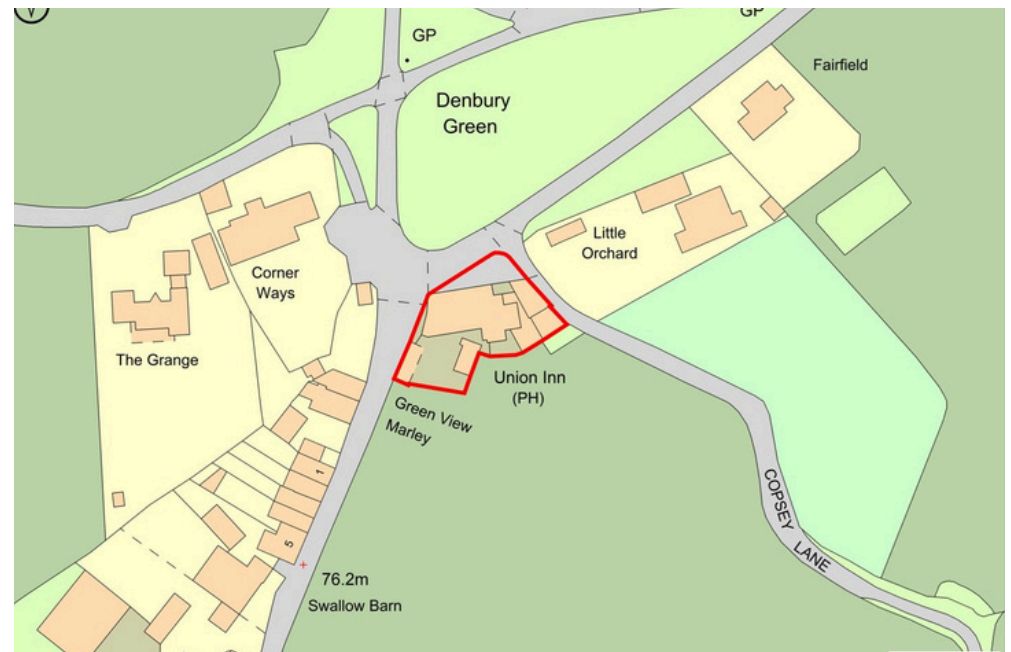
The Union Inn is situated fronting Denbury Green in a rural area on the edge of Dartmoor National Park and a short distance from surrounding villages where operators such as Two Mile Oak Inn, Wellington Inn, The Village Café and Court Farm Inn are located.

## LINKS

GOOGLE STREET VIEW



VIRTUAL TOUR



## DESCRIPTION

The property comprises the ground and first floor of a two storey detached building with painted rendered elevations beneath a pitched roof.

## ACCOMMODATION

**Ground Floor** The ground floor provides an open plan trading area with a central bar servery and seating on loose tables and chairs for 60 customers. To the rear is a function room with separate bar servery and seating on loose tables and chairs for 80 customers. Ancillary areas include a trade kitchen, customer WC's and stores.

**First Floor** The first floor provides the office, lounge, WC, bathroom, kitchen and four bedrooms.

**Outbuilding** The outbuilding provides additional stores and a cellar.

**Externally** There is a customer area to the side on wooden benches for 46 customers.

## TENURE

The property is held freehold (Title Number DN443967).

## TENANCY

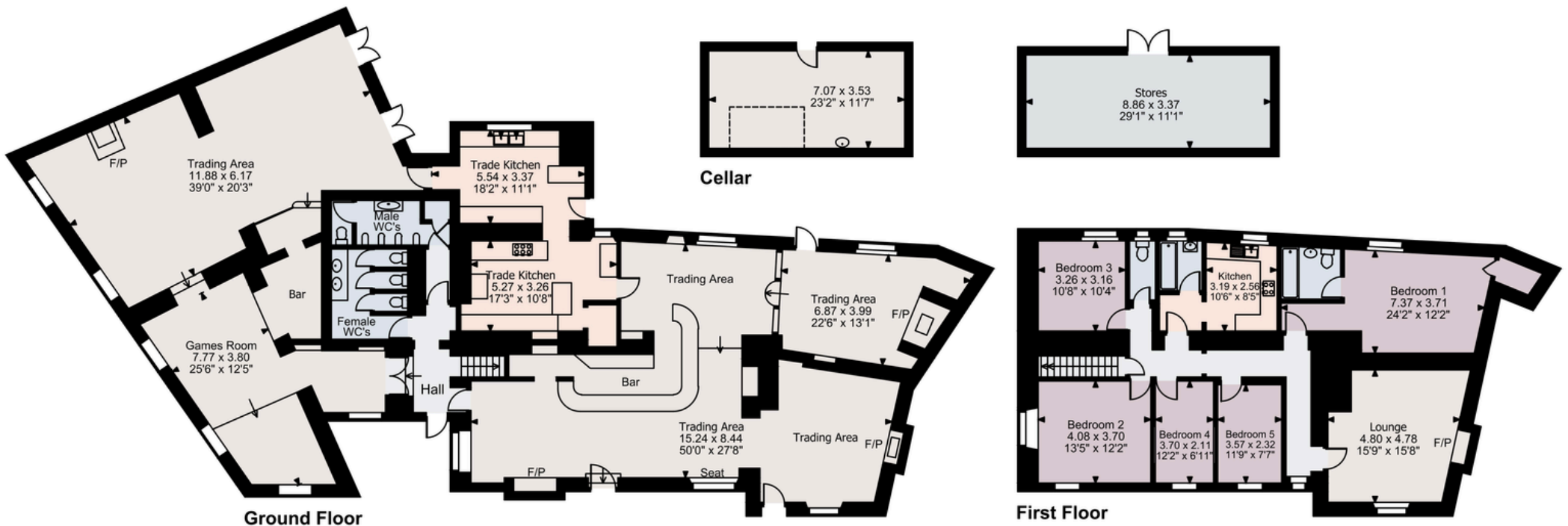
Entire property let to The Old Green Pub Co Limited on a 10 year lease from 16 June 2022 at a current rent of £37,971 per annum which is subject to annual RPI increases with a collar of 2% and a cap of 5%. A rent deposit of £9,493 is held by the landlord.



## FLOOR PLANS

### Union Inn, Newton Abbot

Cellar gross internal area = 225 sq ft / 21 sq m  
 Ground Floor gross internal area = 3,410 sq ft / 317 sq m  
 First Floor gross internal area = 1,479 sq ft / 137 sq m  
 Stores gross internal area = 321 sq ft / 30 sq m  
 Total gross internal area = 5,435 sq ft / 505 sq m



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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## PLANNING

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The property is Grade II Listed and situated within the Denbury and Torbryan Conservation Area.

## FIXTURES & FITTINGS

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The fixtures and fittings are currently owned by the occupational tenant.

## EPC

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C-56



## TERMS

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We are instructed to invite offers in excess of £450,000 (8.08% NIY) assuming the usual purchasers costs.

## VAT

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It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

## MONEY LAUNDERING

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



## SIMILAR INVESTMENT OPPURTUNITIES

If you have an ongoing requirement for similar investment opportunities then please visit the following website for a selection of properties we are currently marketing:

<https://sites.savills.com/stonegateportfolio>

## VIEWINGS

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.

## CONTACT

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