



Substantial and well presented FREE OF TIE character village freehouse, occupying a prominent landmark trading position close to the East Devon coast and offering Public Bar (13+), Lounge Bar & Restaurant Area (46+), Skittle Alley/Function Room (50+), Commercial Catering Kitchen, private lawned and patio trade Beer Garden Areas (90), family sized Owners Accommodation comprising 6 Bedrooms (4 En-Suite), Sitting Room, Dining Room, Office and fully fitted Kitchen. Potential for letting bedrooms. Significant and growing trade of £249,617 excluding VAT. FREE OF TIE lease which must be viewed in order to be fully appreciated.

**THE RISING SUN INN
SCHOOL STREET, SIDFORD, SIDMOUTH, DEVON, EX10 9PF
FREE OF TIE LEASEHOLD: £49,950 REF: 4756**

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THE PROPERTY

The Rising Sun Inn is a well presented Grade II Listed character village freehouse which has been sympathetically refurbished and modernised by our client. This deceptively spacious character property occupies a prominent and highly visible trading position in the centre of the village and benefits from a landmark trading position adjacent to the intersection of the A3052 with the A375. This well appointed free of tie village inn has many attractive character features and briefly comprises;- traditional Public Bar (13), character Lounge Bar & Restaurant (46+), Commercial Catering Kitchen with ancillary facilities, Skittle Alley/Function Room (50+), extensive family sized 6 bedroom Family Accommodation (4 with en-suite facilities) with Sitting Room, Dining Room, Office, Kitchen and offering potential for letting bedrooms if so required. Externally, the property benefits from a Covered Car Port/Storage Area, Rear Courtyard Seating Area (32), Enclosed lawned Beer Garden with decked seating area (58), Storage Barn and Beer Cellar/Store. An internal inspection is strongly recommended in order to fully appreciate all that this deceptively spacious and superior village inn, which is presented to a high standard, has to offer.



SITUATION

The Rising Sun Inn is situated in the centre of the well regarded and popular village of Sidford. The Rising Sun Inn occupies a prominent and landmark trading position at a busy intersection of the A3052 Exeter to Lyme Regis main road, and the A375 Sidmouth to Honiton main road. Sidford is located on the outskirts of the extremely popular and attractive East Devon Regency resort town of Sidmouth, an affluent and upmarket town situated on the Jurassic Coast in an area officially designated as a World Heritage Site by UNESCO. Sidmouth has a resident population of approximately 16,000 which is boosted considerably by visitors to the town and area throughout the year, particularly during the peak holiday months. The Rising Sun Inn also draws trade from the many nearby villages, hamlets and towns and is situated around 12 miles

from the Cathedral City of Exeter.



INTERNAL DETAILS

Main entrance door to front leading to **Entrance Vestibule** into **Lounge Bar & Restaurant Area** a spacious open plan interconnecting room with twin feature bay windows to the front with window seating, stripped wood flooring, part feature panelled walls, 2 feature fireplaces (one disused), exposed ceiling timbers, wall mounted menu boards. Feature lighting, wall mounted colour television, upright glass fronted bottle fridge, range of free standing wooden tables and chairs comfortably seating 46 customers plus adequate standing room. Through into **Public Bar** with separate customer entrance to side, part wood panelled walls, painted ceiling timbers, feature fireplace, darts oche, wall mounted large screen colour television, range of free standing tables, chairs and bar stools for 13 customers plus adequate standing room. Substantial painted timber fronted and timber topped **Bar Servery** serving all areas with associated back bar fittings, display shelving, optics, Altro flooring, double glass fronted bottle fridge, coffee machine, electronic cash register, stainless steel sink unit, glasswasher and single glass fronted bottle fridge. **Commercial Kitchen** with Altro flooring and part tiled, part stainless steel and part wipe clean clad walls and fitted with a comprehensive range of commercial catering equipment to include:- two 4-burner gas ranges, twin floor standing deep fat fryer, extractor system, Black Rock grill and pizza oven, stainless steel worksurfaces with shelving below, worksurfaces with open shelving below, wall shelving, eye level grill, 2 microwave ovens, wash hand basin, twin bowl stainless steel sink unit, dishwasher and door to rear. **Store Room** with Altro flooring, fridge freezer, chest freezer, upright fridge, upright freezer, ice maker and racked shelving. **Ladies WCs. Gents WCs** (outside).

Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.

OWNERS/LETTING ACCOMMODATION

A real feature of this business is the spacious and

flexible family sized owner's accommodation which undoubtedly offers potential for letting bedrooms if so desired. Situated on the first and second floors, the accommodation briefly comprises: -



FIRST FLOOR

Sitting Room with aspect to front and feature fireplace (disused). **Dining Room** with aspect to front. **Kitchen** fitted with a modern range of base and wall mounted kitchen units and complementary worksurfaces with inset stainless steel sink units. **Office** with aspect to rear. **Bedroom 1** a good sized double room with aspect to rear and **En-Suite Bathroom** with shower over bath. **Bedroom 2** a double room with aspect to front and **En-Suite Shower Room** (disused). **Bedroom 3** a double room with aspect to front and **En-Suite Shower Room**. **Bedroom 4** a double room with aspect to front and an **En-Suite Shower Room**.

SECOND FLOOR

Two Separate Attic Rooms accessed by permanent staircase and currently used for storage.



EXTERNAL DETAILS

Prominent and highly visible landmark position with sliding door to front giving access to a **Covered Car Port/Storage Area**. **Beer Cellar/Bottle Store** temperature controlled on the ground floor. Fenced bin store area. **Enclosed Rear Courtyard Area** with picnic bench seating for 32 customers. **Further Storage Barn**.

Steps up to enclosed lawned **Beer Garden** incorporating a decked seating area, wooden storage shed, flower bed borders and attractive **Customer Seating Area** for 58 customers. **Skittle Alley/Function Room** with separate **Bar Servery Area** (currently disused), table and chairs for around 50 customers, a purpose built alley with ball return.



THE BUSINESS

The Rising Sun Inn is well presented throughout and trades as a quality village freehouse offering food and located in a popular East Devon village close to the coast. The Rising Sun Inn is a popular and well regarded business with an excellent reputation which benefits from impressive levels of regular year round repeat trade, not only from the village, but also the surrounding villages and towns. The landmark trading position also ensures that there is regular passing trade from those using the busy Exeter to Lyme Regis coast road. The pub also benefits from a good regular local's trade and is home to 2 skittle teams, a travelling skittle team, 2 darts teams, euchre team and is a popular venue for skittle parties and as a venue and meeting place for various local clubs and societies. The pub hosts regular live music, shows BT Sport and is home to a monthly quiz night. The Rising Sun Inn has received numerous favourable reviews on TripAdvisor and has a 5 Star Food Hygiene rating and is also featured in the Good Pub Guide. The business does not currently have its own website although it does have an active Facebook following. The sale of The Rising Sun Inn represents an excellent opportunity to purchase a well regarded country village inn with flexible family sized owner's accommodation and potential for letting bedrooms, and is undoubtedly a very special place to live and work, and a formal viewing is essential in order to fully appreciate all that this quality business and property has to offer.

TRADING INFORMATION

Accounts for the year ending 31 March 2018 show sales of £249,617 net of VAT. We are advised that the approximate trade split is 60% wet sales and 40% food

sales. Full detailed trading information can be made available to interested parties following a formal viewing appointment.



OPENING HOURS

The current opening hours are midday to 3:00pm and 5:00pm until close Monday to Thursday, and midday until close on Friday, Saturday and Sundays. Food is served from midday until 2:00pm and from 6:00pm until 9:00pm Tuesday to Saturday. No food is served on Sunday or Monday.

CURRENT STAFFING

Currently run by a single working proprietor on a part time basis, with the assistance of 1 full-time and 6 part-time members of staff. Further details available on request.

POTENTIAL

Our clients advise that there is tremendous potential to develop all aspects of the trade still further and to build on the continuously growing levels of trade currently being achieved. No doubt there are opportunities to introduce letting bedrooms, dependent upon personal requirements. There are also opportunities to increase the current trading hours and to introduce all day opening and all day food service, particularly during the busy holiday weeks.



EPC

Listed building and therefore exempt.

RATING

For up to date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website www.voa.gov.uk.

SERVICES

All main services are connected to the subject property.

PRICE & TENURE

£49,950 for the valuable FREE OF TIE leasehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation. Vacant possession upon completion.

We are advised that the business is held on a 10 year free of tie lease which commenced in June 2016 with a current rent of £24,000 per annum. Rent reviews are every 5 years. The lease is full repairing and insuring with a Schedule of Condition attached to this. There is also a tenant only break clause at the 5th anniversary. Full details available on request.



VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents.Tel:(01392)201262.Email:info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.

FINANCE

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, we recommend you contact us for a list of our approved brokers.