



**PUBLIC HOUSE, RESTAURANT AND BEER GARDEN  
LOCATED ALONGSIDE TARKA TRAIL**

**KNOWN AS**

**THE BLACKSMITHS ARMS, 23 TORRINGTON  
STREET, BIDEFORD, NORTH DEVON, EX39 4DP**

## To Let By Private Treaty Subject to Contract

- Lounge bar and restaurant with covers for 90+*
- Beer garden with direct access from Tarka Trail with further covers for 90+*
- Completely refurbished in 2004, further refurbishment in 2019*
- Suitable for a wide variety of daytime or evening catering styles*
- Self contained 2 bedroomed owners' accommodation above if desired*
- Commercial kitchen, covered courtyard, fitted cellar, pool room and carvery servery*
  - 1 car parking bay*
- Eligible for 100% small business rates relief*

**RENTAL: £15,000 per annum plus residential accommodation if desired**

### **LOCATION**

With a resident population of around 32,000 including nearby villages, Bideford is the second largest town in North Devon, and the town has a reputation as a pleasant place to live, work and visit. In recent years Bideford has benefited from lots of investment and development, including the ongoing Atlantic Park retail area and improvements to the historic town centre and quayside, and the current Local Plan allows for a further 4,000 homes plus leisure facilities. Bideford is within 3 miles of some well-known North Devon locations such as Appledore, Westward Ho!, Instow and Northam and only 9 miles from the area's commercial centre of Barnstaple. It is also within a half-hour's drive of Exmoor National Park, the beaches around Woolacombe, Croyde and Saunton, and the Devon-Cornwall border.

### **THE SITUATION**

The property is located in an area of Bideford known as East-the-Water. Situated between the Tarka Trail and River Torridge on Torrington Street the property is a short level walk to Bideford's 'Old Bridge' and the Town Centre.

### **THE PROPERTY AND CONSTRUCTION**

The main building is of two storey construction with rendered elevations under a pitched slate roof. The trading area was subsequently extended by way of a single storey extension also having a pitched slate roof, with the entire premises having been completely refurbished in 2004 with more recent updating in 2019. Currently configured as a lounge bar with covers for approximately 90+ and an

additional pool room and carvery. There is a ground floor commercial kitchen with extraction and gas interlock for those looking to major on food trade. Externally there is a covered courtyard garden area as well as an extensive decked beer garden with covers for a further 90+ and which adjoins and has direct access to the Tarka Trail including bicycle parking. At first floor level is a self contained 2 bedroomed flat suitable for owner occupation or staff accommodation, which is available by separate negotiation if desired. There is a car parking space for 1 vehicle to the side of the property.

### **THE PROPOSAL**

The premises are available by way of a new lease at a rent of £15,000 per annum for the commercial parts, plus £1,350 per annum for part of the beer garden and access to the Tarka Trail which is leased from Devon County Council. The residential accommodation is available by separate negotiation at a rent of £7,200 pa.

### **THE BUSINESS**

Having been operated as a mainly wet led public house for many years the business is operated by staff with the owner having now decided to concentrate on his other business ventures in Westward Ho! Net turnovers of between £266,000 - £281,000 were achieved pre Covid with recent operation of the business having been on very limited days and hours. It is thought there is considerable potential to develop all aspects of the business, particularly a food operator who wishes to take advantage the location adjoining the Tarka Trail which has approaching one million users per year.

## **LICENCE**

The property is sold with the benefit of a Premises Licence.

## **THE INVENTORY**

The property is let with an inventory of trade fixtures, fittings and equipment to be retained within the Landlord's ownership. A deposit of £10,000 will be required, reduced after 12 months providing rental obligations have been fulfilled.

## **THE STOCK**

Any current stock to be purchased at valuation upon completion.

## **ENERGY PERFORMANCE CERTIFICATE**

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

## **RATES**

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2023 Listing): £11,300 Rates Payable: £5,673 based on uniformed business rate of 50.2p in the pound. As from April 2017 properties with a rateable value of £12,000 or less will be eligible to apply for 100% business rates relief. Occupiers may qualify for reliefs and are advised to make their own enquiries of Torridge District Council.

## **THE ACCOMMODATION** (*comprises*)

### **GROUND FLOOR**

#### **LOUNGE BAR**

63'5 x 24'0 (19.30m x 7.30m) Return bar servery with drinks chillers, double coffee machine, flagstone floor around bar area, dance floor, carpet, covers for approximately 90+, background music speakers, timber wainscoting, spot lighting, wood burner within exposed stonework fireplace, door to covered courtyard and entrance porch and door to front

#### **POOL AREA**

26'4 x 19'8 (8.00m x 6.00m) Flagstone flooring, pool table, carvery station, cleaning cupboard

#### **DISABLED TOILET**

#### **KITCHEN**

14'1 x 12'2 (4.30m x 3.70m) Non slip flooring, extractor, gas interlock, combi oven, griddle, 6 burner gas oven, double sink unit, eye level double grill

#### **FREEZER ROOM**

24'6 x 7'1 (7.45m x 2.15m)

## **COVERED BARREL STORAGE**

11'10 x 7'1 (3.60m x 2.15m)

## **CELLAR**

13'3 x 10'2 (4.05m x 3.10m) Assorted lines, pumps, cooling equipment

## **REAR BAR STORAGE**

CCTV, stainless steel wash hand basin, water tank, safe, glass washer

## **FIRST FLOOR**

### **LADIES TOILETS**

### **GENTS TOILETS**

Access to beer garden

## **PRIVATE ACCOMMODATION**

(Available by separate negotiation at £7,200 pa)

Entrance hallway with carpet, intruder alarm

### **KITCHEN**

Vinyl flooring, eye and base units, stainless steel single drainer sink, worktop, integrated over and electric 4 hob

### **LOUNGE**

16'7 x 15'3 (5.05m x 4.45m) Down lighters, carpet, electric heating

## **SECOND FLOOR**

Landing with carpet

### **BEDROOM 1**

15'7 x 15'1 (4.75m x 4.60 m) Carpet, down lighters, beamed ceiling, eaves storage, Velux windows, electric heating

### **BEDROOM 2**

15'7 x 15'8 (4.75m x 2.70 m) Carpet, down lighters, electric heating

### **SHOWER ROOM**

Down lighters, Velux window, electric heating, shower, wash hand basin, low level w.c.

### **EAVES STORE**

15'1 x 7'1 (4.60m x 2.15m) Water tank

## **OUTSIDE**

To the rear of the property is a ground floor covered courtyard area with stairs leading to the decked beer garden which runs alongside and has direct access onto the Tarka Trail. Picnic bench and table seating for approximately 90+. There is a car parking bay to the side of the property for 1 vehicle.





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1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
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**PROPERTY MISDESCRIPTIONS ACT 1993**

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

**VIEWING**

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW  
 TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

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