



**VILLAGE CENTRE COMMUNITY PUBLIC HOUSE WITH
3 BED OWNERS ACCOMMODATION, BEER GARDEN AND
GAMES ROOM**

KNOWN AS

**THE GOLDEN LION, CROSS STREET,
NORTHAM, BIDEFORD, NORTH DEVON, EX39 1BS**

For Sale By Private Treaty Subject to Contract

- ***Configured as main public bar, games room and kitchen***
 - ***Beer patio and garden***
 - ***Skittle alley / potential function room***
- ***Currently closed and suitable for a wide variety of trading styles***
- ***Situated within the centre of expanding village***
 - ***3 bedroomed owner's accommodation above***
- ***Considerable potential for commercial venture or residential development, subject to PP***

PRICE: Offers are invited in the region of £199,950 Freehold to include an inventory of trade fixtures, fittings and equipment

LOCATION

Sitting in a great position looking towards the beach at Westward Ho! (1 mile) and near historic Appledore (1 mile), Northam sees its share of visitors and seasonal residents, but has a mostly settled resident community. Being also only 1 mile from the larger town of Bideford, the residents of and visitors to this part of North Devon tend to move freely between these locations (aided by a regular bus route), which is undoubtedly of benefit to any businesses based here. Northam itself is an attractive village of traditional cottages and newer developments with a small number of shops and services, though firm plans for an additional 1,000 houses plus school and amenities are detailed in the Local Plan. North Devon's commercial centre of Barnstaple is also nearby (10 miles).

THE SITUATION

The property is located within Cross Street just off the main road through

Northam, Fore Street. Also located within Cross Street is one of the two village public houses. Northam Fish Bar is the only fish and chip shop in the village.

THE PROPERTY AND CONSTRUCTION

The property is arranged on two principle floors with rendered elevations under a pitched slate roof, with the original building providing the main lounge bar and private accommodation with latter single storey extensions to the rear providing games room and additional room currently configured as skittle alley but suitable for storage, workspace etc. Additional commercial space at ground floor includes kitchen, cellar, toilets and storage as well as rear beer garden. The centrally heated private accommodation consists of 2 double bedrooms, single bedroom, lounge / diner and kitchen with also provides access to a roof top area. Ground floor

2,327 sq.ft (217 sq.m), first floor 939 sq.ft (87 sq.m).

THE PROPOSAL

Our clients are inviting offers for the Freehold interest.

THE BUSINESS

Having been operated for a number of years as a wet led public house, the business is no longer trading,

THE INVENTORY

The property is sold with an inventory of trade fixtures, fittings and equipment, mainly consisting of tables and chairs.

LICENCE

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

THE ACCOMMODATION *(comprises)*

MAIN PUBLIC BAR

862 sq.ft (80 sq.m) Central bar servery, beamed ceiling, porch entrance, carpet, gas fire, adjoining:-

GAMES ROOM

532 sq.ft (49 sq.m) Carpet, radiator heating, skylights

LADIES TOILETS

GENTS TOILETS

KITCHEN

CELLAR

FIRST FLOOR

Landing

KITCHEN

Eye and base units, worktop, sink unit, boiler

2 x DOUBLE BEDROOMS

SINGLE BEDROOM

LOUNGE / DINER

BATHROOM

Three piece bathroom with corner bath (shower over), low level w.c., wash hand basin

OUTSIDE

To the rear of the property is a beer garden, part lawn, part patio as well as a smoking shelter and extension providing skittle alley with ball return.



IMPORTANT NOTICE

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

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.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of JD Commercial has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of JD Commercial, nor into any contract on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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

**JD COMMERCIAL,
 42 RIDGEWAY DRIVE,
 BIDEFORD,
 NORTH DEVON, EX39 1TW**

TEL: 01237 424053 / 07868 846357

website : www.jd-commercial.co.uk

email : sales@jd-commercial.co.uk

