

The Hickory Inn

93 High Street, Halberton, Tiverton, Devon, EX16 7AG





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Substantial & Very Well Established Freehouse, Close to Tiverton
Deceptively Large Property with Character Main Bar and Impressive 70 Seater Vaulted Restaurant
Fully Equipped Commercial Kitchen & Ancillary Areas
Very Spacious Owner's Accommodation Which Could be Split into Two Flats
Outside Seating Arranged as Individual Cabins & Large Car Park
Turnover for Y/E March 2023 £400,187 ex VAT

Positive Pre Planning Application to potentially Split the Site to Allow Residential Development of Part

LOCATION

The pretty village of Halberton is located between the historic market towns of Cullompton and Tiverton, close to the neighbouring village of Sampford Peverell. The picturesque Grand Western Canal, only a few meters away is not only a source of customers but a place to enjoy during quieter moments. Deeply rooted in farming tradition, many of the surrounding farm's date as far back as Domesday. The village has a very strong sense of community with a resident population of circa 1800 people. The surrounding countryside provides a huge catchment of villages and small towns, with the Hickory Inn attracting visitors from this central Devon belt and beyond. The Hickory Inn is located 3.5 miles from junction 27 of the M5 and Tiverton Parkway mainline railway station and 4 miles east of Tiverton. The City of Exeter is approximately 18 miles to the South West.

DESCRIPTION

A deceptively large, two storey period property situated at the junction of the High Street and Willand Road. The property has been extended to the rear over the years and is laid out in a loose 'L' shaped formation. The property benefits from an outside seating area, arranged as individually timber cabins and has a car park facing Willand Road. The main feature of the property is undoubtedly the stunning vaulted restaurant situated to the rear of the property.

Ref No: 4884

£295,000 Freehold

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The premises comprises:-

MAIN BAR

A character room with centrally positioned timber topped bar servery. Pool table to far end with wall mounted darts board; part carpeted, part timber flooring. Seating at a range of bar stools, chairs and timber tables. Stone fireplaces to either end with wall mounted, flat screen TV. Decorated with complementary 'bric-a-brac' and wall mounted prints. Front door to entrance car park and seating area.

RESTAURANT

Impressive and substantial open vaulted room with exposed ceiling beams, oak flooring and double doors to outside trade garden area. Seating is conservatively arranged for 70+ with a separate dining area to the side. The room has its own stage to facilitate live music events and private parties. It has its own bar servery which acts as a dispense bar or servery for outside dining and drinking.

LADIES & GENTS CLOAKROOMS

DISABLED WC

With baby change facilities.

'BACK OF HOUSE' COMMERCIAL KITCHEN

Which is fully equipped with main extraction and non-slip flooring, Blue Seal Turbo Fan combi oven, stainless steel work benches, under counter chillers, 2 x double deep fat fryers, 2 x commercial microwaves, double sink and drainer, servery hatch to restaurant area. Through to:-

COMMERCIAL DISH WASHER SECTION

Step down to:-

FREEZER ROOM

With various upright chest freezers, sink & drainer and swing door to corridor. Access to outside.

LEAN TO UTILITY AREA

FIRST FLOOR ACCOMMODATION

At one time the New Inn as it was once called provided letting Rooms which has provided exceptionally spacious owner's accommodation, currently arranged as one apartment, which could easily be split into two for dual owners, live in staff or alternatively letting rooms.

LIVING ROOM/OFFICE

DOMESTIC KITCHEN

FURTHER LIVING ROOM/DOUBLE BEDROOM

DOUBLE BEDROOM

LIVING ROOM (or Double bedroom)

MAIN LIVING ROOM

LARGE DOUBLE BEDROOM

SEPARATE WC

FAMILY BATHROOM

OUTSIDE

TEMPERATURE CONTROLLED BEER CELLAR & BOTTLE STORE

Situated under the main bar with delivery hatch to side.

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FRONT CAR PARK

Two pub benches to front elevation with parking for 3 cars.

MAIN CAR PARK

To the side of the property with capacity for 15+ cars.

ELEVATED OUTSIDE TRADING AREA

Situated to the side of the pub, arranged as 8 enclosed 'cosy cabin' seating areas each seating 6 at pub benches, one of which has two. Two further centrally positioned pub benches.

BBQ KITCHEN AREA

To the far end with various BBQ, stainless steel work tops, chiller and display cabinet.

GENERAL INFORMATION

THE BUSINESS

The Hickory Inn is an extremely well-established business, which benefits from a huge and growing catchment area with additional housing developments in Tiverton, Willand' Cullompton and Sampford Peverell.

Whilst the business operates as a food led establishment, there is still the opportunity to exploit wet sales through additional emphasis on the 'locals' market, which had been its focus as the Barge Inn pre 2014 and the New Inn in years gone by. The Hickory currently is operated as a grill and bar and prides itself on freshly prepared food, cooked with locally sourced products and a selection of North American style dishes on offer. The Hickory inn also caters for vegetarian and vegan diners too and the Sunday all you can eat buffet is particularly popular attracting customers from all over Devon each week.

The pub also has good wet trade with a wide range of Devon draft ales on offer together with lagers, ciders, spirits and an enticing wine list. The Hickory Inn also advertises a rolling agenda of events including live music, quiz nights, a weekly breakfast club etc. and is very much at the heart of the community and largely unopposed. The pub is dog friendly and welcomes children too.

The business is operated by a team of full time and part time staff. The Hickory Inn opens from 5-11pm Mondays - 12-11pm on Thursdays, 12-12pm on Fridays, 9.30-12pm on Saturdays and 12-9.30pm on Sundays.

Whilst the business is currently based around the Grill theme, this does not have to apply to a new owner, who would be free to stamp their own character on the business through any number of alternatives (e.g. Carvery, Bed and breakfast, Community hub, Traditional Country Inn. The Hickory Inn has a great community feel and is very well supported by the village, which will undoubtedly continue no matter what style of operation a new owner decides to adopt.

BUSINESS RATES

2023 List: £11,250. Please note this is not Rates Payable. 100% Small Business Rate Relief will be available for eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority.

INVENTORY

To include furnishings and equipment as per an inventory to be supplied but excluding the owners personal effects.

STOCK

Wet and Dry stock in trade and Bar Glassware will be taken over by the purchaser at valuation on the day of completion.

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PLANNING POTENTIAL AT THE HICKORY INN

Our clients have had a positive 'Pre App' from Mid Devon District Council in relation to a proposed scheme to split the existing pub to create 2 or 3 residential dwellings and the retention of the Hickory Inn on a reduced footprint (subject to planning). This will create both a significant uplift in the value of the site and diversification of the existing business.

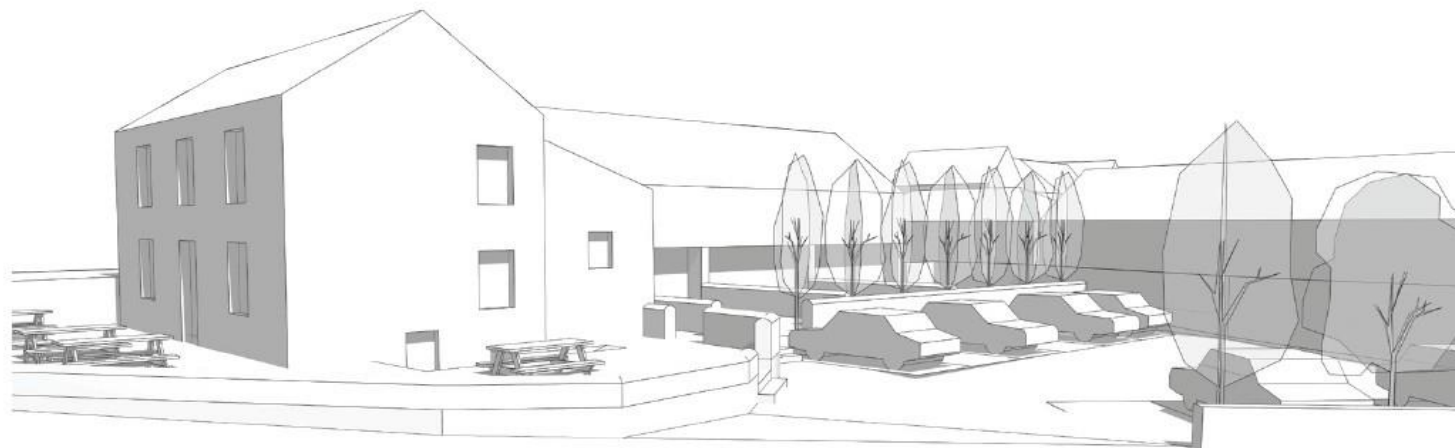
The asking price of £295,000 is particularly competitive and presents an inviting opportunity for anyone seeking to invest or add value in this substantial site.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

COUNCIL TAX BAND B

EPC RATING C



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General Views - Proposed
Project: Hickory Inn Yard

Drawing No: 2429

Scale: n/a@A3

RIBA
Chartered Practice

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Architects
Registration
Board

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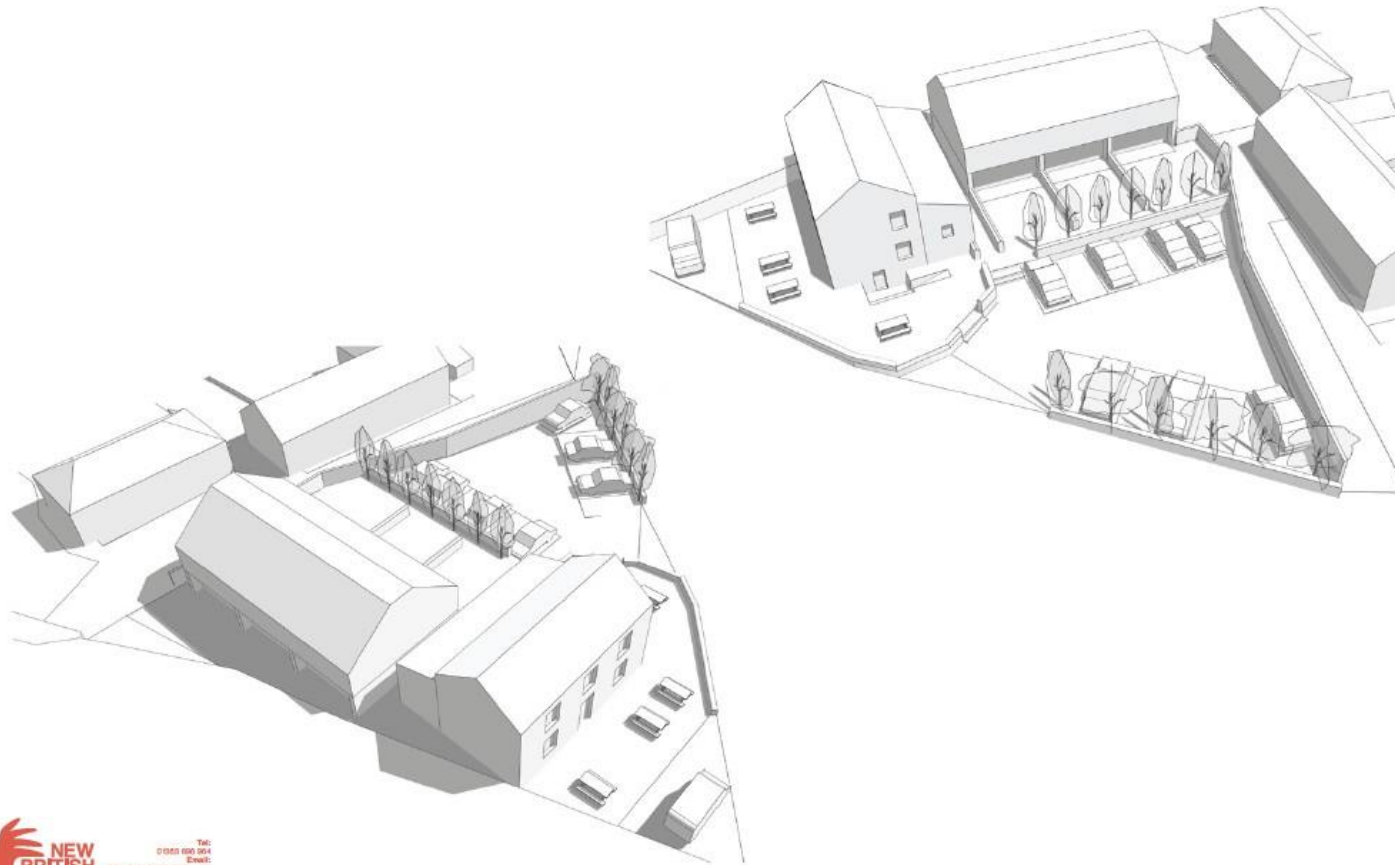


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General Views - Proposed

Project: Hickory Inn Yard

Drawing No: 2429_

Scale: r/s@A3

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