

Mariners Arms

42 South Street, Braunton, Devon, EX33 2AA





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Popular Wet Led Village Inn Nestled in the Heart of Popular Braunton on the Stunning North Devon Coastline

Main Bar, Sports Bar, Function Room/Skittle Alley, Commercial Kitchen, Beer Cellar & Stores

Substantial Beer Garden Arranged Over 2 Sections, Patio Area

3 Bed Owner's Accommodation

Genuine Retirement Sale - Great Business with Scope to Introduce Food - Priced to Sell - Free of Tie Lease

LOCATION

Nestled in the heart of Braunton, a thriving village located on the edge of the beautiful North Devon coast, the Mariners Arms enjoys an enviable location within a bustling community and is just a stone's throw from popular the popular tourist destination of Saunton Sands and Croyde Bay. Braunton is a highly desirable and popular area attracting visitors' year round with its nearby stunning beaches, excellent walks and proximity to the vibrant town of Barnstaple.

Braunton is one of the largest villages in England and is well served by a range of amenities including independent shops, cafes, pubs and schools, ensuring a steady flow of trade. The village is well connected by road with the A361 providing direct access to Barnstaple, the commercial and cultural hub of North Devon, which is just a short drive away. This makes Braunton a key location for both local businesses and visitors seeking an attractive and accessible base to explore the region. The A361 provides an important connection from Barnstaple to the wider road network, ensuring easy access to Exeter, which is approximately 45 miles to the South East. From Exeter the M5 motorway offers a direct route to Bristol and other cities in the South West. The nearest Railway Station is located in Barnstaple and is part of the Tarka line, which connects the region to Exeter and beyond.

DESCRIPTION

The Mariners Arms is a charming, character public house which is deceptively large. The property benefits from two traditional bars and a substantial function room with skittle alley at the rear. The pub's USP is its substantial garden, situated to the rear of the property with a sunny aspect. On the first floor, the property offers comfortable and well proportioned living accommodation, including a private lounge, three bedrooms, galley kitchen and family bathroom, making it ideal for an owner/operator.

Ref No: 5186

£49,950 Leasehold

Interested in this property?

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The property comprises:-

ENTRANCE PROCH

Leading to:-

MAIN BAR

Situated to the right with centrally positioned brick built and timber topped corner bar servery. A spacious room arranged in a 'L' shape with seating at a range of traditional pub tables, chairs and bar stools. Exposed ceiling beams, wall mounted darts board. 3 x wall mounted TV's. Juke Box and fruit machine (rented). Carpeted.

SPORTS BAR

Situated to the left of the entrance, with centrally positioned pool table (rented). Seating at traditional pub tables with spindle back upholstered captains chairs. Exposed ceiling beams. Centrally positioned fireplace with electric cast iron burner. Bar servery situated to the side and shared with the main bar servery. Carpeted.

FUNCTION ROOM

Located at the rear of the property, a substantial single storey room with its own separate bar and removeable skittle alley. 2 x wall mounted dart boards, 2 x wall mount flat screen TV's. Space for up to 90 with dance floor area.

REAR LOBBY AREA

LADIES & GENTS CLOAKROOMS

BABY CHANGING FACILITIES

SPIRIT STORE

Steps up to:-

STORAGE AREA

With **OFFICE**.

COMMERCIAL KITCHEN

With tiled floor and walls. Fully equipped although not used.

WALK-IN FRIDGE

(Not used).

WASH UP AREA

GROUND FLOOR TEMPERATURE CONTROLLED BBER CELLAR

FIRST FLOOR

SPACIOUS OWNER'S ACCOMMDOATION

DOUBLE BEDROOM

AIRING CUPBOARD

2 X SINGLE BEDROOMS

LIVING ROOM

GALLEY KITCHEN

OUTSIDE

Substantial beer garden arranged as two lawned sections and further patio area with smoking shelter. Private enclosed area with garden shed.

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GENERAL INFORMATION

THE BUSINESS

The Mariners Arms is a very well established wet led village pub, situated just off the town centre in a highly densely populated residential area. The pub has a loyal customer base and well regarded reputation within the community, which is boosted all year by the many visitors to this part of North Devon.

The pub has been owned by the Lessees for over 17 years and is now run under management by a manager and two part time staff. The pub does not offer food although this could be easily introduced and would significantly improve the performance of the business.

The Mariners Arms has a strong local following and supports three men's skittles teams and two ladies' skittles teams, with a separate darts team.

The pub provides TNT and Sky Sports, which is a huge draw for trade. The large garden to the rear is extremely popular, as is the function room used for many different events throughout the year.

The Mariners Arms is a very well established business, with a turnover in excess of £285,000 ex VAT per annum.

The business should be seen to be appreciated. To arrange a formal viewing please contact the Sole Selling Agents, Bettsworths.

TENURE

We have been informed that the property is held on a 20 year, Full Repairing and Insuring Wellington Pub Company lease effective from October 2019. The lease benefits from Security of Tenure and is Free of Tie. The current rent passing is £26,700pa.

RATEABLE VALUE

2023 List: £9,600. Please note this is not Rates Payable. 100% Small Business Rates Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority.

COUNCIL TAX BAND B

EPC RATING D

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.

VIEWING

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

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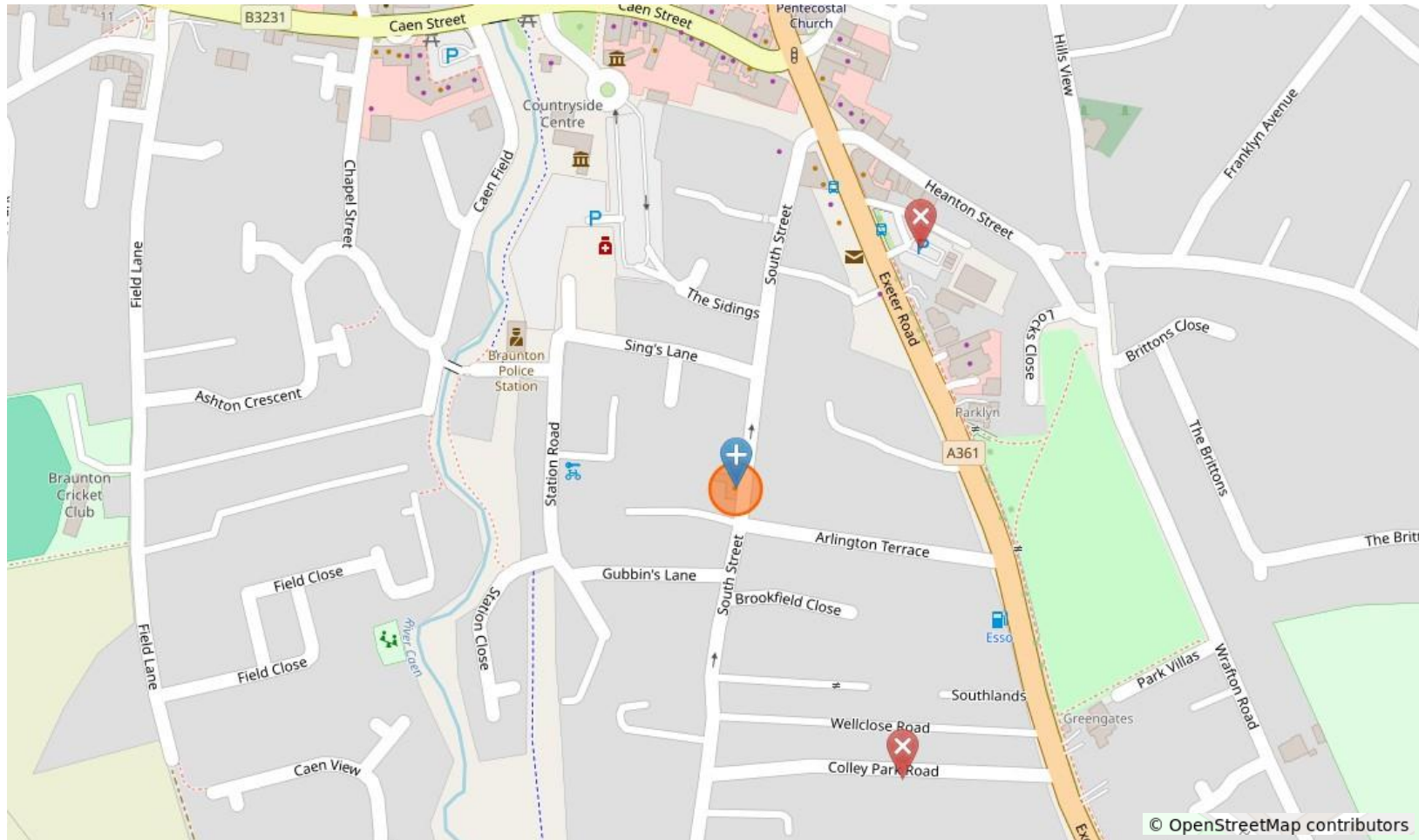
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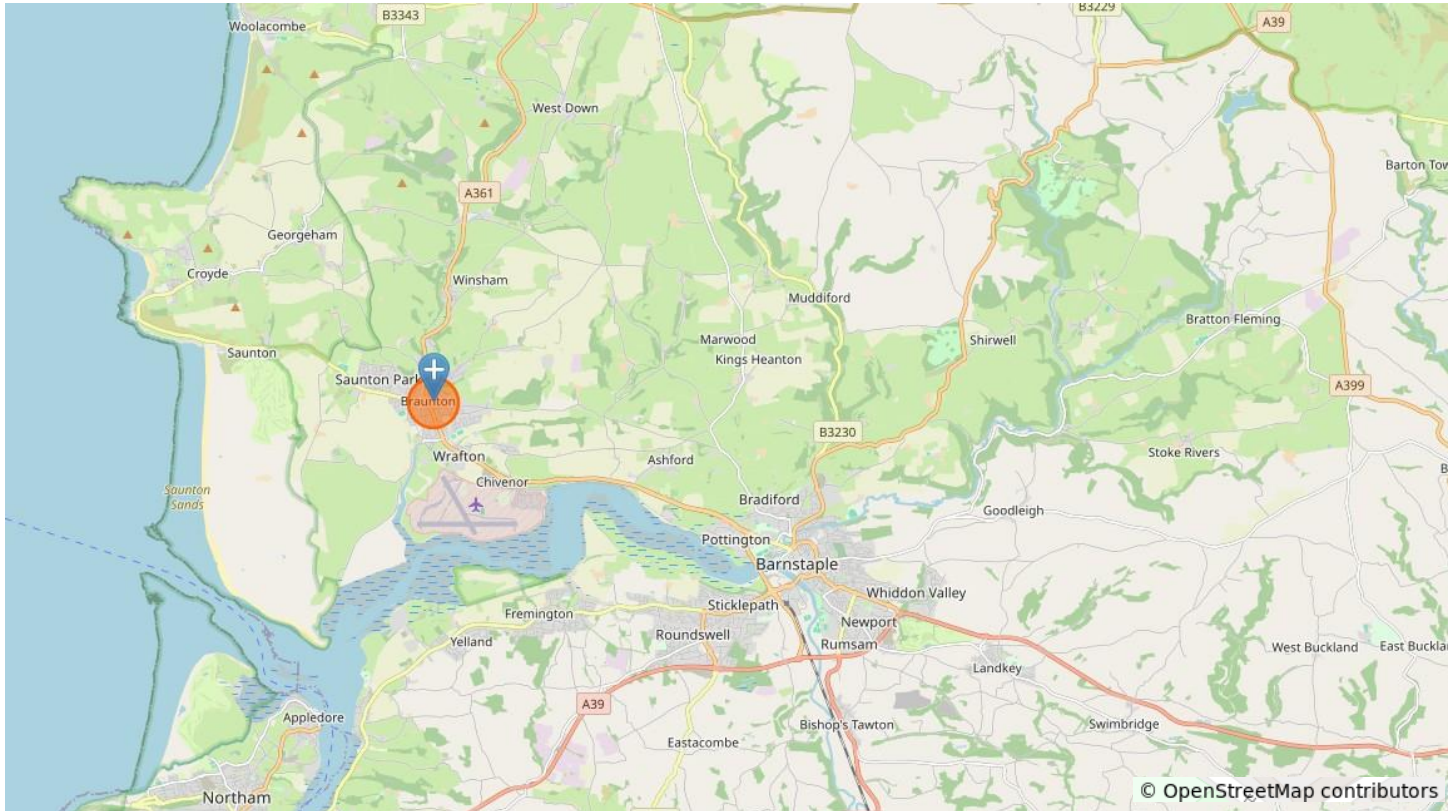
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