



The Lamb Inn

Longdown, Exeter, Devon, EX6 7SR





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**17th Century Country Freehouse Only 4 Miles from Exeter
Substantial Property with 2 Sets of Owner's Accommodation
2 Beautifully Presented Interlinking Trade Areas, circa 40 Covers
Outbuildings and Storage Space
Recently Closed – Has to be seen to be Appreciated
Available on a New 'Free of Tie' Lease**

LOCATION

Situated on a main road in a stunning rural location, the Lamb Inn is situated just 7 miles from Exeter city centre, making this a popular destination pub frequented by locals and tourist alike.

DESCRIPTION

The Lamb Inn is traditionally built of stone and render. The Inn has been tastefully extended retaining many of the original features. The original building is over 200 years old and has been trading since the 1700's.

The property is beautifully presented throughout, with many period features, although will require equipping (kitchen and trade inventory). The business has recently closed due to personal circumstances but provides an excellent opportunity to re-establish trade which has previously been very successful.

Ref No: 4386

Nil Ingoing - New Free of Tie Lease

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The accommodation briefly comprises:-

MAIN TRADE AREA

A light and airy, spacious refurbished trading space which is divided into two distinct areas although interconnecting. Feature centrally positioned oak bar servery with fireplaces with wood burner on both sides (not operational).

SEPARATE DRY STORE

LADIES & GENTS CLOAKROOMS

Situated to the rear of the property.

COMMERCIAL KITCHEN

With full extraction and stainless steel/uPVC clad walls. Non-slip flooring. Walk in fridge.

OUTBUILDING

Situated across from the main building housing the temperature-controlled **BEER CELLAR** and separate **STORE**.

OUTSIDE TRADE PATIO

Enclosed area with traditional pub benches.

PRIVATE GARDEN

Lawned and fully enclosed with elevated countryside views.

STORAGE SHED

CAR PARK

With 2 access points and accommodating approximately 20 vehicles to the rear and side of the property.

RESIDENTIAL ACCOMMODATION

FLAT 1

Own entrance and located to the left-hand side of the entrance hall.

OPEN PLAN LIVING/DINING ROOM

Carpeted.

KITCHEN AREA

With fitted beech wall and base domestic kitchen units. Electric cooking facilities.

DOUBLE BEDROOM

To the rear. Carpeted, with stunning countryside views.

BATHROOM

White bathroom suite with semi-circular shower, chrome towel heater radiator.

HALLWAY

Storage cupboard with housing for a freezer and tumble dryer. A doorway gives access onto the rear roof section used as a private outside space.

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FLAT 2

OPEN PLAN DINING/KITCHEN AREA

Beech fitted wall and base units with black laminated worktops. Electric cooking facilities.

LIVING AREA

Separated from living/dining area by a divider. Feature fireplace with electric fire.

BATHROOM

White bathroom suite with semi-circular shower. Partly tiled with chrome towel heater radiator.

HALLWAY

Separate open area with housing for washing machine and tumble dryer. The 2 flats share the same heating system, which is separate from the main pub, both have their own separate electricity meters.

GENERAL INFORMATION

RATEABLE VALUE

2023 List: £6,500.

This is not Rates Payable. Council Tax B for the Front Flat, Council Tax A for the rear flat. For further information we advise you contact the local authority, Exeter City Council.

SERVICES

Private drainage and a gas tank.

TENURE

The property is being offered on a new Fully Repairing and Insuring lease at a guide rent of £27,000, although incentives (i.e. stepped rent) will be considered by the Landlord. The lease will be protected and renewable.

EPC AWAITED

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