

# Ye Olde Cider Bar

Ref No: 3414

99 East Street, Newton Abbot, Devon, TQ12 2LD



## Iconic, Internationally Renowned Cider Bar For Sale

Substantial Licensed, Grade II Listed Property with Traditional Trading Areas

Outside Trading Area with Light & Heat

Owners 3 Bed Accommodation and Separate 2 Bed Letting Flat

Successful Business with Strong Profit

£59,950 Leasehold

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## LOCATION

Ye Olde Cider Bar is located in Newton Abbot, Devon. The town is a popular place to live and work with excellent connections to the rest of South Devon.

Newton Abbot grew substantially with the introduction of the railway in the 19th century. The Town still enjoys a strategic position on the main railway line to London, Penzance and The North and excellent trunk road and motorway connections, situated off the A380 Exeter to Torquay Road. Newton Abbot is often known as the Gateway to Moor and Sea because of its closeness to Dartmoor National Park and the coastal resorts of Torquay and Teignmouth. Newton Abbot has much to be proud of, St Leonards Tower, Decoy Country Park and numerous other town parks, Forde House, Bradley Manor, a Town Quay, six allotment areas, excellent primary and secondary schools, Museum and Railway museum, a leisure centre, a new hospital and Racecourse to name but a few. Newton Abbot lies within Teignbridge District Council's region.

Ye Olde Cider Bar is situated on East Street which lies between Newton Abbot's town centre and the Wolborough Hill residential area. The Bar is only a few minutes walk from Queens Street and, together with other pubs and bars in the area, is on the main Newton Abbot 'pub circuit'.

## DESCRIPTION

Ye Olde Cider Bar is reputed to be one of only four remaining traditional Cider Houses in the UK. The bar belies its more urban origins and was believed to have once been a farm with the main bar area a cobbled yard entrance, where cider was once consumed with only limited protection from the elements. Prior to 1962, hogsheads of cider were stillaged on the floor amongst the customers. The landlord kept the glasses in the kitchen, and customers requested a refill from him by chinking their glasses.

Today the Cider Bar is welcoming and traditional, having an interior with stone and wood, a real fire, and with the barrels of cider stillaged behind the bar. Ye Olde Cider Bar has become internationally renowned and receives visitors from around the World.

The Grade II Listed property is currently held on a Fully Repairing & Insuring lease, further details of which can be found in the Tenure section below.

*The accommodation comprises:-*

Double entrance doors leading to:-

### MAIN BAR AREA

A traditionally decorated trading area with plenty of character, unspoilt in its nature. Focal central timber topped and fronted BAR SERVERY, part parquet wood flooring, part wood panelled walls and furnished with a selection of timber bar tables and stools with fixed bench seating. Real fire. Through to corridor area with further fixed settles and tables with timber benches continued in the same style as the main bar area.

### BAR SERVERY

With original barrels, new Altro flooring, touch screen Epos till and glass fronted bottle fridge.

### KITCHEN/UTILITY AREA

With domestic unit, 2 sinks, dishwasher, non slip flooring through to:-

### FURTHER UTILITY AREA

With fixed domestic cupboards, freezer and safe.

### LADIES & GENTS CLOAKROOMS

### GAMES ROOM

Situated to the back of the property with a number of video game machines with seating area and bar billiard table.

### FIRST FLOOR

#### OWNERS ACCOMMODATION

Newly renovated and comprising:-

#### KITCHEN/BREAKFAST ROOM

#### LIVING ROOM/DINING ROOM

#### 2/3 BEDROOMS

#### 2 INTERCONNECTING ATTIC BEDROOMS

#### BATHROOM

#### SEPARATE LETTING FLAT

Comprising:-

#### KITCHEN

#### BREAKFAST ROOM

#### LIVING ROOM

#### 2 BEDROOMS

Currently let on an Assured Short hold Tenancy to one of the members of staff on a fixed tenancy which is due for review and renewal in November 2019.

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## **TOP FLOOR**

### **ATTIC SPACE**

Which could be converted to two further bedrooms.

## **OUTSIDE**

### **AL FRESCO TRADING AREA**

Situated to side and rear of the property with direct access from the main bar. Raised seating to perimeter wall with recently replaced new pub benches and separate smoking shelter to side.

### **OUTSIDE STORE**

Used as wine store.

### **CELLAR**

Arranged as various rooms and used for storage. On the other side of the property: With shared access through archway (shared with number 103) to COURTYARD with steps up to separate flat. Arranged as bin refuse area with various OUTBUILDINGS used for storage. Emergency exit which leads to East Street.

## **GENERAL INFORMATION**

### **RATEABLE VALUE**

£17,800. Council Tax Band B. For information, we advise you to contact the Local Authority, Teignbridge Council Tel. 01626 361101.

### **BUSINESS**

Is that of a very well established and unique business as outlined above. The trade is virtually unopposed in style and the property has become rather a cult bar, especially with the recent revival and popularity of cider. Ye Olde Cider Bar is currently rated number 1 on TripAdvisor for nightlife in Newton Abbot.

The business is operated by the owners (a couple) with the help of one full time member of staff and a number of part timers. The Cider Bar stocks an impressive range of approximately 30 ciders, all sourced from independent cider producers, as well as some well-known favourites from Thatchers and Westons. Whilst the trade is 'wet led' the bar also offers bar snacks including fresh rolls, pies, pasties and pork pies. The business opens all day every day 11am to 11pm with extended opening to 12 midnight on Friday and Saturdays and 10.30pm on Sundays. The Cider Bar is still home to the famous 'Cork Club' on Sundays and enjoys traditional music/folk nights on a monthly basis.

Turnover for Year End 31<sup>st</sup> July 2018 was £269,865 ex VAT with a healthy net profit. Whilst trade is strong at Ye Olde Cider Bar there is undoubtedly scope to increase trade under new ownership.

### **TENURE**

The property is held on a 10 year, fully repairing and insuring lease on a Free of Tie basis from November 2015 with a passing rent of £35,000. The lease falls under the security provisions of the Landlord & Tenant Act 1954, Part II and is therefore renewable. A copy of the lease will be made available to Bone Fide interested parties via the Sole Selling Agent, Bettsworths.

### **SERVICES**

We have been informed that the property is connected to all mains services.

### **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.

### **EPC**

Exempt as Grade II Listed building.

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Family Business  
3 Generations  
Since 1943



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