

# The Black Horse Inn

Ref No: 3803

High Street, Great Torrington, Devon, EX38 8HN



## Character Grade II Listed 16th Century Coaching Inn

Situated in the Central Square of Historical North Devon Town of Great Torrington

Traditional Bar with Beamed Ceiling, Lounge Bar with Open Fire and Restaurant with 60 + Covers

3 En-Suite Letting Rooms & 5 Bedroom Owners Accommodation

New Free of Tie Lease - Guide Rent of £45,000 Per Annum

Nil Ingoing – New Lease

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## LOCATION

Great Torrington, referred to as Torrington, is a friendly, welcoming town, set in the midst of rolling, unspoilt green countryside. An ancient settlement extraordinarily sited on an inland cliff top with steep drops down to the River Torridge below. This impressive situation offers spectacular views. Situated some 6 miles south of the north Devon coastal town of Bideford and the popular sandy beaches of the area, Great Torrington is a vibrant community.

## DESCRIPTION

An attractive, traditional coaching inn, reputed to date from the 16th century, situated in the heart of the historic town of Great Torrington. The Black Horse has a white double gabled frontage complete with leaded windows in black timber frames. The Inn is believed to have been the headquarters of the royalist leader Lord Hopton and after his defeat at the battle of Torrington in 1646, the parliamentarian Thomas Fairfax during the English Civil War. Internally, the Inn is a superb example of an 'olde worlde' Inn with a wealth of exposed beams and timberwork, part cobbled floors, open fires and exposed stonework. Recently closed but previously popular with the locals and visitors to the town, the Black Horse represents a fantastic opportunity for a prospective lessee to acquire a great town centre pub.

The accommodation briefly comprises:-

Wooden door to:-

### ENTRANCE PORCH

With glazed doors to:-

### ENTRANCE HALL

With partly cobbled floor.

### MAIN BAR

Leaded window to the front. Fully carpeted, cast iron wood burner, beamed ceilings, partly panelled walls. Timber **BAR SERVERY** with brass rail.

### BASEMENT CELLAR

With 'drop' hatch from road.

### LOUNGE BAR

Providing up to 20 Covers. Open fire with brick surround, fully carpeted, partly panelled walls, beamed ceiling.

### RESTAURANT

Arranged over 2 levels with up to 26 covers on the lower level and 36 covers on the upper level. Stone inglenook fireplace on the lower level and natural stone fireplace (not used) with cast iron log burner on the upper level. Beamed ceilings, fully carpeted.

### SEPARATE BAR

At the top of the restaurant with timber topped servery, tea and coffee preparation area. Door to:-

### LADIES & GENTS CLOAKROOMS

### COMMERCIAL KITCHEN

Non-slip flooring, full stainless steel extraction system. Walk in fridge, walk in freezer.

Door to:-

### STORAGE ROOM

### STAFF WC

### BOTTLE STORE

### STORAGE ROOM

Stairs from Ground to:-

## FIRST FLOOR LETTING ACCOMMODATION

### BEDROOM 1

Family room (formerly arranged with double and single bed). En-suite with bath, pedestal wash hand basin and WC.

### BEDROOM 2

Double room. Wash hand basin and En-suite with WC and bath.

### BEDROOM 3

Twin/double room. En-suite with pedestal wash hand basin, bath and WC.

## OWNERS ACCOMMODATION

### LIVING ROOM

With high ceiling and open fire with brick surround.

### 2 DOUBLE BEDROOMS

### 2 SINGLE BEDROOMS

### FAMILY BATHROOM

With bath, pedestal wash hand basin.

### SEPARATE WC

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Stairs to the:-

**SECOND FLOOR**

**DOUBLE BEDROOM**

**OFFICE**

**OUTSIDE**

To the rear there is a paved and gravelled private garden with pond, raised flower beds and walls surrounding.

**OUTSIDE STORAGE SHED.**

## GENERAL INFORMATION

### RATEABLE VALUE

£30,500. Council Tax Band B. For information, we advise you to contact the Local Authority, Torrington District Council Tel. 01237 428700.

### TENURE

We are advised that the premises will be offered on a new Free of Tie lease from the Wellington Pub Company for a term of 20 years with index-linked annual rent reviews together with open market rent review every five years, full repairing and insuring covenants and at a rent to be agreed with the landlords. A deposit will be required equivalent to three months rent plus VAT. Guide Rent of £45,000 per annum.

Applicants will be required to provide detailed background information and a business plan to be approved by the lessors. A personal licence is also necessary. References and a credit check will also be applied for.

### SERVICES

We are informed that all mains services are connected.

### 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 RATING C

Interested in this property?

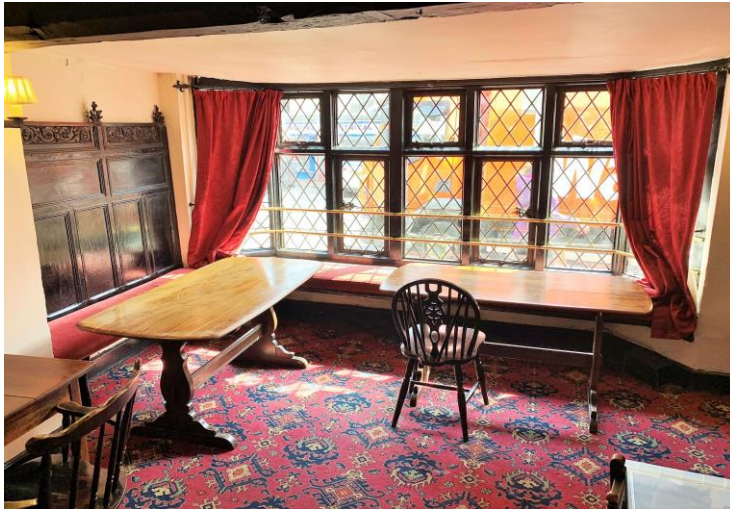
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