

The London Inn

Molland, South Molton, Devon, EX36 3NG





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Quintessential 17th Century, Grade II Listed Traditional Village Inn Nestled on the Edge of Exmoor National Park

**Character Trading Areas, Main Lounge Bar, Servery Bar, Bottom Bar & Restaurant
Commercial Kitchen, Walk in Cold Room, Freezer Room & Ground Floor Beer Cellar
Trade Garden, Separate Car Park & Outside Shed
Owners Accommodation & 2 En-Suite Letting Rooms**

LOCATION

The London Inn is situated in the beautiful village of Molland on the southern edge of Exmoor. The village is situated over 650 feet up and commands panoramic views over Exmoor National Park. A medieval church stands on the hill behind the London Inn overlooking the village. The church is unusual in that it has "escaped" restoration by the Victorians and is now a well-known landmark, drawing visitors' year round. The Domesday Survey of 1086 identifies 2 separate Manors at Molland; Molland Bottreaux and Molland Champson, each under separate ownership. By 1700 the Manors had merged and shortly after the Throckmorton family began their long tenure of Molland. To this day the London Inn is owned by the Molland Estate. The Molland of today retains the essential qualities of village life. The London Inn was as the name suggests, on the coaching route to London, today it is the preserve of villagers and visitors alike.

DESCRIPTION

An attractive Grade II Listed 2 storey property, built in 2 parts, under pitched roofs. The Inn benefits from an attractive trade garden to the front with a service area to the side and parking for 2/3 owners' cars to the main entrance.

Ref No: 5224

Nil Premium Leasehold

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The premises comprises:-

ENTRANCE PORCH

A character room with whitewashed stone walls, various 'bric a brac, piano, settle and wooden table.

MAIN BAR

Again, with plenty of character, whitewashed stone walls, central brick surround fireplace (real fire), exposed stone wall to corner, various rustic tables, chairs and bar stools. Various wall mounted memorabilia. Servery hatch to Main Bar Servery.

MAIN BAR SERVERY

Housed in a small room, with brick built and timber topped bar servery. Hand pumps to bar and spirits shelving behind.

BOTTOM BAR

With exposed ceiling beams, whitewashed walls and upholstered bench seating to part. A selection of timber tables and chairs to seat approximately 16. Door through to:-

GROUND FLOOR BEER CELLAR

Separate entrance to one of the Letting Rooms.

RESTAURANT

Circa 20 Covers. A timber panelled room with exposed beams to low ceiling and focal inglenook fireplace to one end. Various rustic timber tables and chairs.

CLOAKROOMS

LADIES WC

With wash hand basin.

GENTS WC

With wash hand basin.

COMMERCIAL KITCHEN

Situated behind the Restaurant with a variety of professional catering equipment.

WALK IN COLD ROOM

FREEZER ROOM

LEAN-TO STORAGE AREA

OWNERS ACCOMMODATION

Situated on the First Floor and accessed via an internal staircase leading to:-

DOUBLE BEDROOM

OFFICE/SECOND BEDROOM

Which interconnects with

BATHROOM

With bath, WC and wash hand basin.

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LETTING BEDROOMS

The 2 letting units are situated at either end of the public house and both are self-contained with separate access.

ANNIES END

Situated at First Floor. An attractive vaulted room with exposed ceiling beams and built in timber fronted wardrobe.

EN-SUITE BATHROOM

With bath, WC and wash hand basin.

CHURCH END FLAT

SHOWER ROOM

At Ground Floor with WC and wash hand basin.

Leading to First Floor accommodation via a cast iron spiral staircase.

SINGLE BEDROOM

With antique vanity sink.

KITCHENETTE AND SITTING AREA

MASTER BEDROOM

With exposed beams and built in wardrobe.

EN-SUITE BATHROOM

With bath, WC and wash hand basin.

OUTSIDE

Attractive trade garden with pub benches and lean to shelter to the front of the Inn, elevated views over the village and surrounding countryside.

SERVICE AREA TO THE REAR

Including Timber Shed, Wood Store and Gas storage, Grease Trap and Oil Tank.

PARKING

For 2/3 Cars to the front of the Inn.

VILLAGE CAR PARK

Situated nearby. Village car park available for additional customer parking.

GENERAL INFORMATION

THE BUSINESS

The London Inn is a unique 17th Century Exmoor Inn, which has all the basic ingredients of a typical English Inn – open log fires, inglenooks, beamed ceilings and plenty of character. The Inn is traditional in every sense and has not lost any of its original charm, being totally unspoilt throughout.

The London Inn is the bolt hole of the local community and village, with trade being boosted by visitors who come throughout the year, particularly in the summer months.

The London Inn is currently closed however provides great opportunity for a husband and wife/couple to kick start the business and make the most of this fabulous, quintessential pub.

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RATEABLE VALUE

2023 List: £4,750.

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

SERVICES

We have been informed that the property is connected to mains electricity and drainage, with propane gas used for cooking and an oil fired central heating boiler. Water is provided via private supply.

INVENTORY

An inventory will be provided to interested parties. It should be noted that the Inventory will remain in the ownership of the Landlords, the Molland Estate.

TENURE

The Inn will be let on a Free of Tie, private lease for a term of 10 years from the Molland Estate. Internal repairing and insuring lease with 3 yearly rent reviews and contracted out of the Landlord & Tenant Act 1954 Part II (security of Tenure provisions). Rental of £15,000 pa and a 3 year 'bar' on assignment. A 6 month rental deposit will be required.

Prospective tenants will be required to provide references, CV's and proof of finance to the Landlord and will need to attend an interview with the Estate if a letting is agreed.

STOCK

No stock.

EPC RATING C

DIRECTIONS

From the A361 exit at B3227 (sign posted for Bampton and Dulverton) within ¾ of a mile, turn left (signposted Molland) and follow the road for approximately 3 miles. The road continues through forestry and the London Inn is at the far end of the village, by the church. Postcode EX36 3NG.

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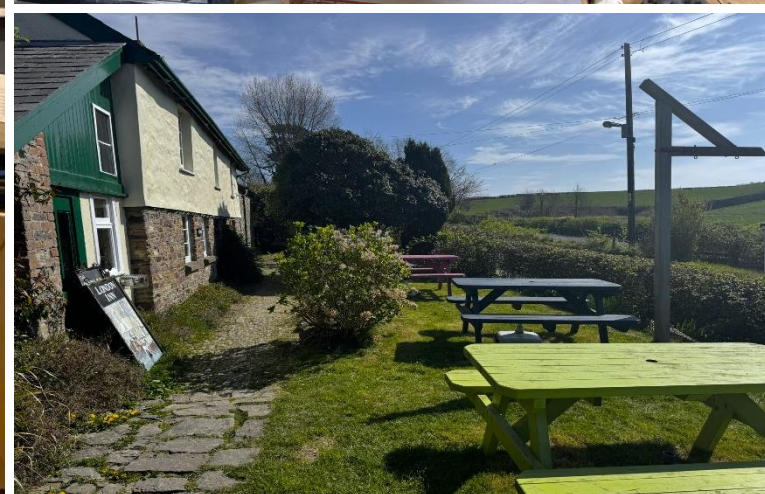
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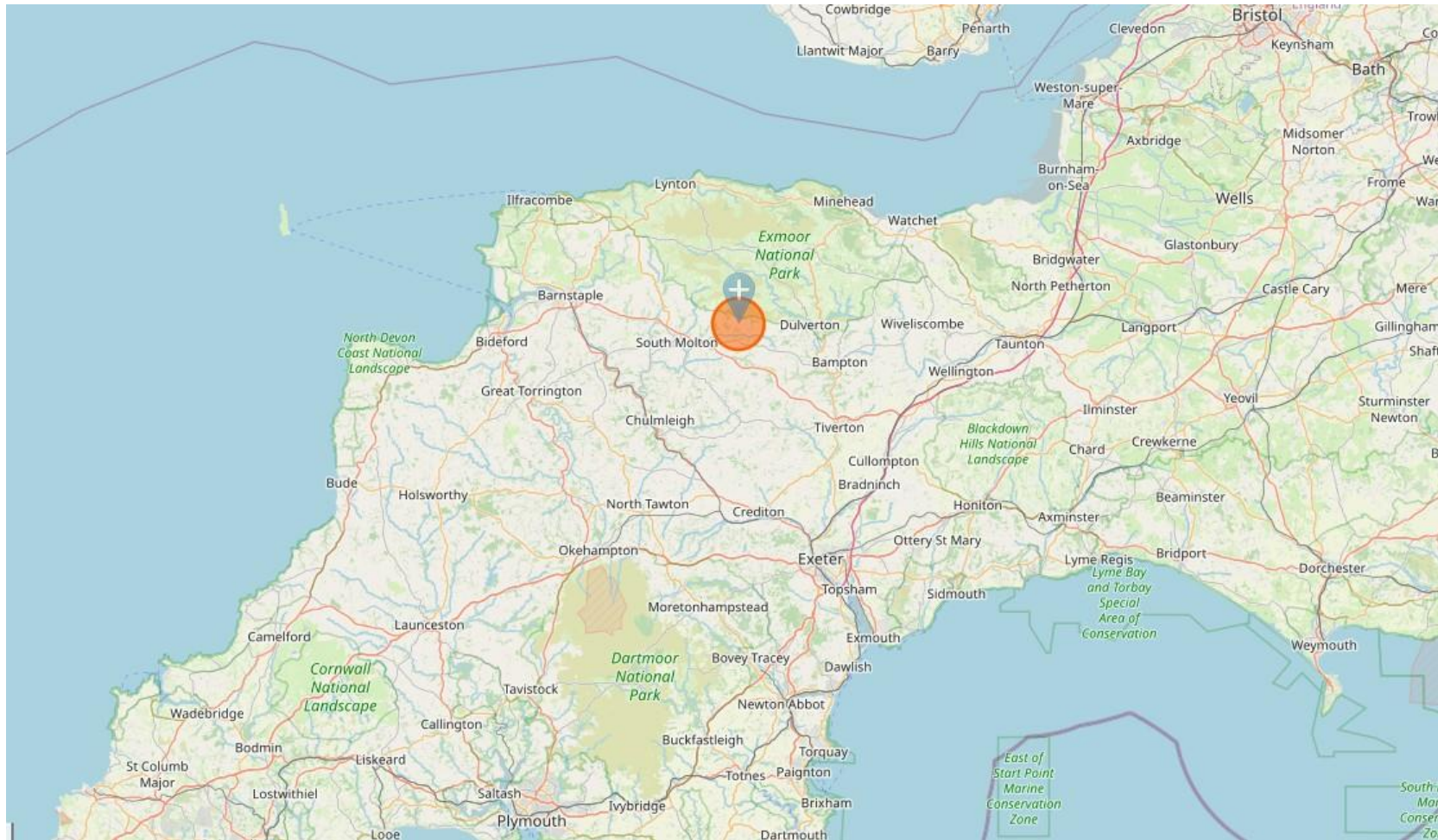
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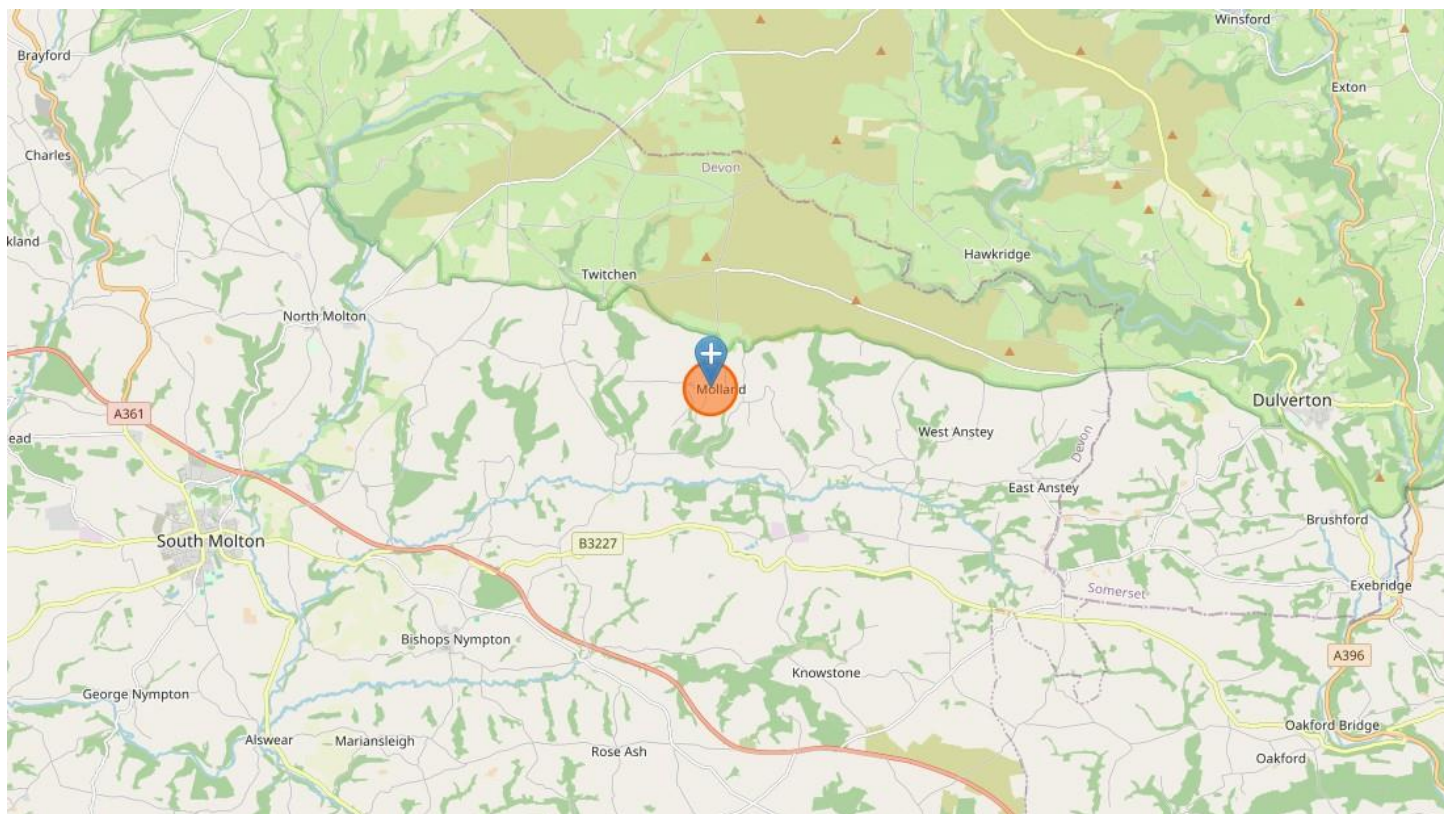
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