

PRINTERS ELBOW

268 UNION STREET • TORQUAY • DEVON • TQ2 5QU



A substantial and prominent 'Free of Tie' stone built pub in an excellent town centre location offered on a new lease.

Spacious Character Main Bar • Rear Trade Area • Commercial Kitchen
Flexible Living Accommodation with 4 Bedrooms, 2 Bathrooms • Outside Trading Area

**RENTAL OFFERS INVITED FOR
A NEW 20 YEAR FREE OF TIE LEASE**

Ref: 2533

LOCATION

The Printers Elbow is situated on a corner site at the higher end of Union Street, in the heart of the up and coming area of Torre. Torquay Town Centre is less than a mile away and the Seafront and Harbour are within easy distance.

Torquay is the major town of the three Torbay towns that make up the English Riviera. The advent of the new Kingskerswell Bypass has made Torquay much more accessible and there is an easy connection to the M5 Motorway. Newton Abbot, 5 miles away is a main line station for trains to London and the North of England.

DESCRIPTION

The Printers Elbow is a prominent corner property comprised of stone rendered walls under a slate roof. The pub has a traditional warm and friendly atmosphere, with the main bar area opening to a games area. There is an outside trade area. Upstairs there is flexible owner's accommodation of 4 bedrooms, 2 bathrooms, spread over two floors.

The property briefly comprises:-

Double wooden door to:-

ENTRANCE PORCH

Door to:-

MAIN TRADE AREA

Wood floor, alcove seating for approximately 25 with chairs and stools.

DARTS AREA

POOL AREA

BAR

To one wall with shelves under. Door to:-

LOBBY TO:-

GENTLEMAN'S CLOAKROOM

With 3 urinals and wash hand basin, separate cubicle with low level WC and wash hand basin.

LADIES CLOAKROOM

(Opposite end of the bar). Comprising 2 cubicles, fully tiled, vanity unit with 2 inset wash hand basins.

From the bar a door leads to:-

KITCHEN

With range of stainless steel work tops, fully tiled, double bowled stainless steel sink unit, range of wall cupboards. From the Kitchen a passage way leads to 2 cellar areas with store.

MAIN CELLAR AREA

With pumps and cellar master cooler unit.

SECONDARY CELLAR AREA STORE

From the back of the bar stairs lead to:-

FIRST FLOOR

HALF LANDING

With WC, low level suite and wash hand basin.

Stairs to:-

MAIN LANDING

OFFICE/ROOM

With water tank and immersion heater.

Concealed secondary staircase to second floor.

With wall mounted combi gas water heater.

KITCHEN

Fitted with double bowl stainless steel sink unit, fitted worktop with cupboards under and over, gas boiler for central heating.

BEDROOM 1

With large cupboard.

BEDROOM 2

LOUNGE

With double alcoves either side of fireplace, decorative Victorian style fireplace.

BATHROOM

A large room with low level WC, panelled bath, pedestal wash hand basin, electric shower over bath.

Stairs to:-

SECOND FLOOR

LANDING

PANTRY/KITCHEN

With stainless steel sink unit.

BEDROOM 3

BEDROOM 4

BATHROOM

With low level WC, panelled bath, pedestal wash hand basin.

OUTSIDE

Walled beer garden with a number of pub benches.

GENERAL INFORMATION

RATEABLE VALUE

We have been informed by the Local Billing Authority that the following Rateable Value applies:

2010 List: £21,700

Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority Torbay Council.

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.

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.

INVENTORY

The successful applicant will have the option to purchase all remaining fixtures and fittings at a price to be agreed.

STOCK

Wet and Dry stock in trade and Bar Glassware will be taken over by the purchaser at valuation on the day of completion.

SERVICES

We are informed that the property is connected to mains gas, water and electricity.

EPC RATING 'D' (92)

VIEWING

Viewing is highly recommended and can be arranged by the Agents, Bettesworths. Tel: 01803 212021.





Bettesworths



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents. **VIEWING:** By appointment with the Agents – BETTESWORTHS



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