



BEGGARS ROOST INN (FORMER), BARBROOK, LYNTON, EX35 6LD

£275,000 FREEHOLD

Miller Commercial 
Chartered Surveyors and Business Property Specialists



SUMMARY:

- CLOSED FREEHOUSE IN NORTH DEVON
- CLOSE TO POPULAR LYNTON / LYNMOUTH
- REQUIRES REFURBISHMENT AND UPDATING
- PLOT SIZE C. 0.44 ACRE
- OPPORTUNITY TO DEVELOP BUSINESS
- EPC 103 E
- **NOTE PHOTOS SHOWN ARE HISTORIC**

LOCATION:

The property is situated in an elevated position above the village of Barbrook, a few miles from Lynton and Lynmouth in North Devon.

The area is extremely popular with holiday makers, who come to explore the pretty villages, stunning coastline and surfing beaches at Croyde and Woolacombe. Also, Barbrook is on the edge of Exmoor National Park, making this business popular with walkers.

PROPERTY:

The Beggars Roost Inn building is we understand a former barn, comprising a traditional bar and restaurant on the ground floor, leading to the first floor Functions room, with a mezzanine breakfast area. Kitchen areas require fitting out.

NB : We have used historic photographs when the business was trading for practical purposes and is not representative of the premises internally or externally.

TENURE:

Freehold.

METHOD OF SALE:

Transfer of land and buildings only.

STOCK / INVENTORY OF FIXTURES & FITTINGS:

None applicable.

VAT:

We are advised the property is not Registered or Elected for VAT.

BUSINESS:

The business ceased trading in November 2024. Historic turnover from wet and dry sales was c. £142k (year end March 2024) and c. £151k for 7 months (April to end October 2024). Split approx. 59% dry and 39% wet.

ACCOMMODATION:

Main Bar & Dining Area: 17.31m x 4.76m. Built in bar servery with 12 taps. Work space to rear of Bar. Three windows and a set of doors overlooking the garden. Working inset multi-fuel stove. Dumb waiter from kitchen above.

Cellar: 4.16m x 3.20 : With racking, located adjacent to the Bar.

Gents & Ladies WC's, Stairs to First Floor Function

Room: 18.41m x 5.30m: Double height vaulted ceiling and wood paneled walls. Capable of taking 70 persons seated or up to 120 standing. Bar servery with 3 taps.

Commercial Kitchen Area: 6.84m x 4.08m: With commercial non-slip flooring and stainless steel walls. Second area 5.29m x 4.14m, door to rear elevation giving access to kitchen stores.

Dining Area: 4.90m x 6.91m (max), plus 4.0m x 3.5m : Dumb waiter from kitchen below.

Outside: Rear area with shed, for staff parking and storage. Front garden area, approx. 13m x 24m. Parking for 10-12 vehicles, which could be extended by utilising some of the front trade garden area.

The Site: The overall site area is c. 0.44 acres, comprising trade garden and parking at the front and a large service area / additional staff parking at the rear.

See Plan on page 5

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating is E (103).

LEGAL COSTS:

Each party to bear their own costs in regard to this transaction, whether the matter completes or not.

SERVICES:

Advised by clients: Interested parties to make own enquiries via statutory providers.

Drainage: Septic tank on neighbouring campsite, easement to discharge.

Water: Mains supply connected, requires sub-meter or own meter.

Electricity: Mains supply connected, requires sub-meter or own supply.

Gas: No mains or bulk tank.

Oil: None.

TITLE PLANS & LEGAL EASEMENTS / COVENANTS:

Title Numbers: Part Title Number DN415775

Advised no public rights of way or restrictive covenants over the land and property.

Adjacent Manor House (Bed and Breakfast) has a right of way over the entrance to its land.

PLANNING PERMISSION:

Advised no outstanding or pending Planning Permission.

OPERATING LICENCE(S):

Premises Licence for the sale of alcohol for consumption on and off the premises has now lapsed, buyer to apply for new licence.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> (by postcode and business address) which shows that the current (effective 1st April 2026) rateable value is £6,500, this is not the rates payable.

FINANCE OF PURCHASE:

If you require and advice on a potential purchase of Beggars Roost Inn(former), at no initial cost, please contact Graham Timmins on the details below.

VIEWING AND CONTACT INFORMATION:

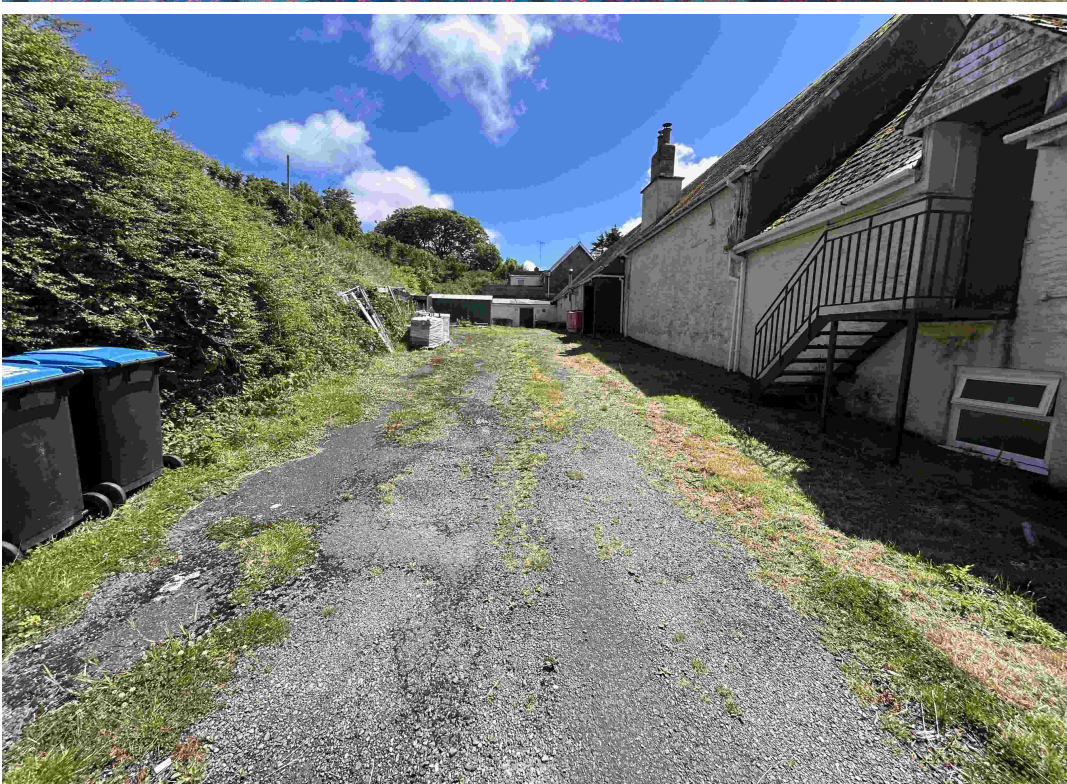
Strictly through Miller Commercial. Please contact either:-

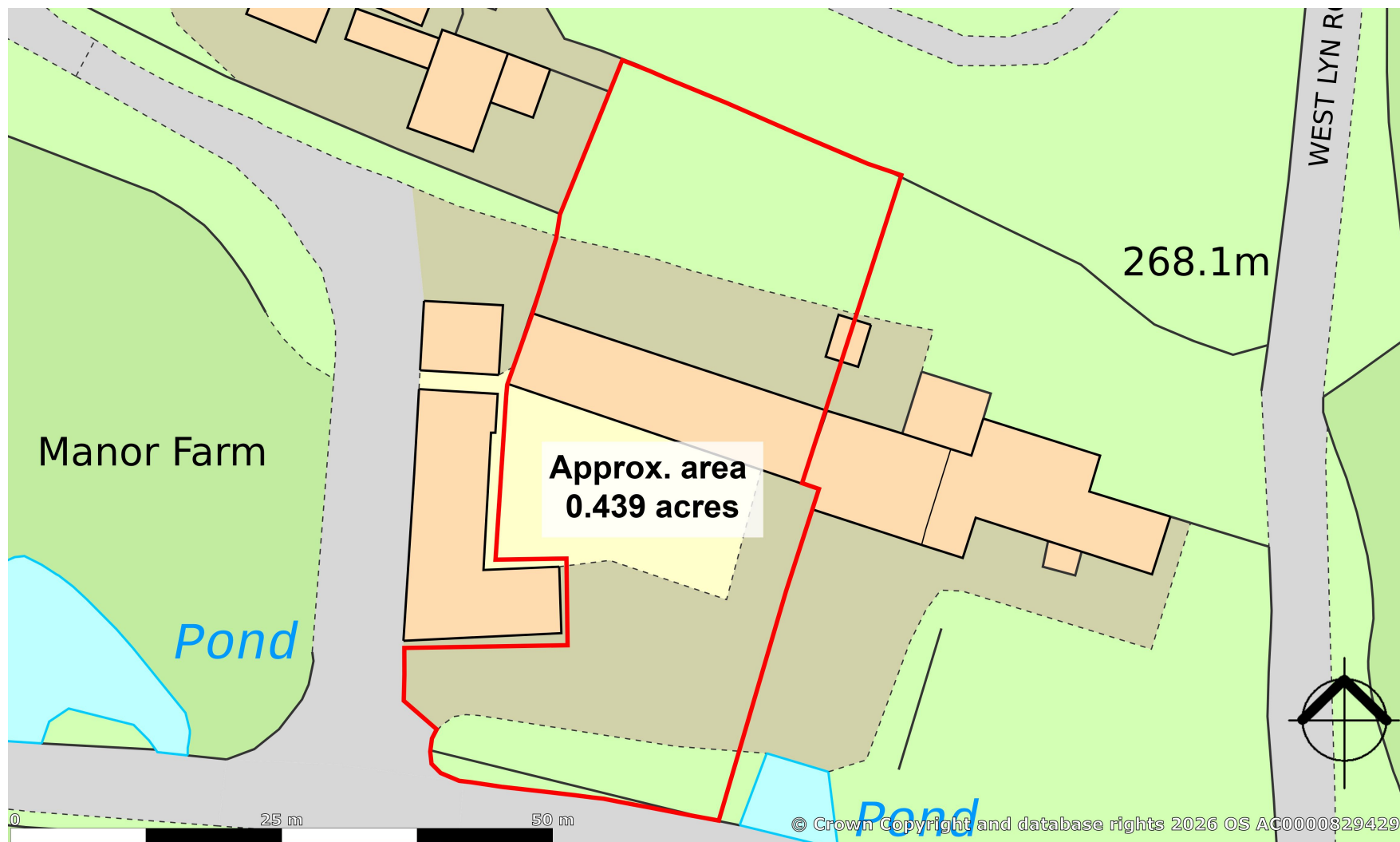
Graham Timmins on 01872 247019

Email gt@miller-commercial.co.uk

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk





AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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