Odd Wheel Inn
Knighton Hill, Wembury, South Hams, Devon, PL9 0JD

Substantial Character Village Inn Close to Wembury Beach

Beautifully Refurbished Pub with Trade Gardens & Car Park

Lounge Bar & Restaurant Presented to a Very High Standard

Huge Investment Both Inside & Out

Very Successful Business with Turnover in Excess of £550,000 Per Annum Ex VAT

£99,950 Free of Tie Leasehold
LOCATION
Wembury is an attractive and affluent coastal village in the South Hams district of Devon. It is situated within the South Devon Area of Outstanding Natural Beauty and is located on a spectacular stretch of coastline boasting dramatic cliffs, diverse wildlife and a beautiful beach, all under the guardianship of the National Trust. The village also has a post office and primary school. The City of Plymouth is approx. 7 miles from the village, as is the main A38 trunk road to Exeter, connecting to the motorway network.

DESCRIPTION
The Odd Wheel is a distinctive, detached property with natural stone walls under a slate roof and large flat roof extension to the rear. The pub is prominently located on the junction of Traine Road and Knighton Road, being the main road into the village. The Odd Wheel has two distinct trade areas, with spacious owner’s accommodation on the first floor. Outside there is a good sized car park, decked trading area over 2 levels and a children’s play area with quality equipment. There is an attractive rural outlook from the rear of the property over the surrounding countryside.

The property comprises:

ENTRANCE PORCH
With double door leading to:

LOUNGE BAR
Windows to the side and rear. Welcoming and character room which is mainly carpeted with slate floor surrounding the bar servery. Seating at a range of upholstered timber chairs with matching tables together with soft seating area with 2 sofas fronting the fireplace with wood burner and log storage feature to side. Painted tongue and groove panelling to dado height, large wall mounted flat screen television and separate pull down screen with ceiling mounted projector. Wall mounted darts board. Centrally positioned timber topped and tongue and groove fronted bar servery which interlinks with the restaurant bar servery.

BAR SERVERY
Espresso coffee machine and grinder, glass washer, bespoke back bar fittings, 2 bottle fridges, 1 wine fridge and electronic point of sale till.

COMMERCIAL KITCHEN
Fully equipped commercial kitchen with main extraction and non-slip flooring. The kitchen is well equipped with a good range of professional items including 6 ring gas range, double deep fat fryer and single deep fat fryer, commercial dishwasher, stainless steel work benches and more.

GROUND FLOOR BEER CELLAR
Temperature controlled.

SMALL HOLDING AREA
Between kitchen and bar serveries.

FIRST FLOOR OFFICE & DRY STORAGE ROOM
With plumbing for washing machine and dryer with separate sink drainer.

PRIVATE LIVING ACCOMMODATION
Beautifully presented throughout, arranged as:

LIVING ROOM
DOUBLE BEDROOM
FAMILY BATHROOM
KITCHEN
DOUBLE BEDROOM
LOFT AREA
Which has been fully boarded.
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OUTSIDE
Raised decking area over 2 levels with parasol, lighting, modern outside rattan furniture to bottom level leading to pub benches and children’s play area with equipment on the upper level. The deck also has a disabled access ramp. Pub bench seating to the front of the property.

CAR PARK

GENERAL INFORMATION

RATEABLE VALUE
We have been informed by the local billing authority that the following Rateable Value applies:

2017 List: £29,000

Please note this is not Rates Payable. Interested parties are advised to contact the Local Billing Authority.

BUSINESS
The Odd Wheel is an extremely well established and popular freehouse situated in this delightful corner of the South Hams.

The Odd Wheel is very much at the hub of the local community with a vast catchment area of outlying villages and the wider conurbation of Plymouth. The Odd Wheel retains its character as a pub with an almost 50/50 split in wet and food sales.

The business is supported by the village and is very much part of local life with the Odd Wheel supporting a darts team, cricket team, 3 other cricket teams and a golf society. The pub also hosts a quiz night every Wednesday evening and is home to 2 shoots during the winter season. The Odd Wheel is well known for its fresh and locally sourced a la carte menu together with its wide range of real ales, wines and spirits.

The property has been run by the same owner for the last 9 years, who is now looking to retire. The business has a core of full-time staff, supported by a host of part time and casual staff.

The business is highly profitable with a turnover in excess of £550,000 ex VAT per annum. Further trading details and accounts will be made available to bona fide interested parties following a formal viewing arranged through the sole selling agents Bettesworths.

TENURE
Leasehold - We have been informed the property is held on a Wellington Pub Co free of tie lease, effective from 2010 with 10 years unexpired. The property benefits from security of tenure under the 1954 Landlord & Tenant Act and is held on full repairing and insuring terms. The current passing rent is £41,600 plus VAT. For further details please contact Bettesworths.

SERVICES
We have been informed the premises are connected to all mains services.

INVENTORY
To include trade furnishings and equipment as per an inventory to be supplied.

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

EPC RATING D
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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.