



Cadeleigh Arms

Cadeleigh, Tiverton, Devon, EX16 8HP

Leasehold | Nil Premium

- Community owned Devon free house
- In hillside village with panoramic views
- Two bars. Games room. Skittle alley
- Decked terrace
- Large car park with outbuilding
- Three bedroom flat

Ref: 95804

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 **Sidney
Phillips**



LOCATION

The Cadeleigh Arms stands in the centre of the village of Cadeleigh. The village occupies high ground in the hills above the valley of the River Exe, about 9 miles north of the city of Exeter and 4 miles southwest of the regional town of Tiverton. Tiverton is served by the North Devon link road and provides quick access to the M5 motorway.

The Cadeleigh Arms is a detached country free house benefitting from good outside space which captures panoramic, long-range views over the mid-Devon countryside.

The Cadeleigh Arms was acquired by a community group in 2012 with the purpose of protecting it as a country village freehouse. The directors hold the premises as an investment and let it to a tenant.

The Cadeleigh Arms is briefly described as follows:

TRADE AREAS

Front ENTRANCE PORCH into the MAIN BAR which has capacity for approximately 36. The room has flagstone flooring and a granite fireplace accommodating a glazed door log burning stove. An adjoining area also has a fireplace with an ornamental stove.

The REAR BAR has a seating capacity for 30 and French doors out to the TERRACE, from which the views can be enjoyed.

Side HALLWAY with access to the LADIES' AND GENTLEMEN'S TOILETS.

BAR SERVERY with panel fronted counter and mirror back bar display.

Rear GAMES ROOM, again with French doors to the terrace. Integral SKITTLE ALLEY with a polished and panelled bar servery. This area can seat another 40 and tends to have been used as an additional dining room rather than a skittle alley. Large COMMERCIAL CATERING KITCHEN with stainless steel sinks. PREP ROOM with walk in COLD STORE with safety floor covering. Coffee preparation area and refrigerated BEER STORE.

OWNERS ACCOMMODATION

FIRST FLOOR

Split level rear LOUNGE, KITCHENETTE. BATHROOM AND WC. Three BEDROOMS (two doubles and one single).

EXTERNAL

A rear DECKED TERRACE captures the panoramic views. At a lower level is a mature, lawned BEER GARDEN. To the side of the property is a CAR PARK and a substantial WOODEN OUTBUILDING.

THE BUSINESS

The Cadeleigh Arms has been occupied by tenants and consequently there are no detailed trading accounts available. As of summer 2025, the business is operated under interim management by members of the local community and is open on occasion. Interested applicants will need to make their own judgments as to the potential profitability of the Cadeleigh Arms.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only. Please note: all of the photographs contained within the sale particulars were taken prior to closure.

LICENCE

A full Premises Licence is held.

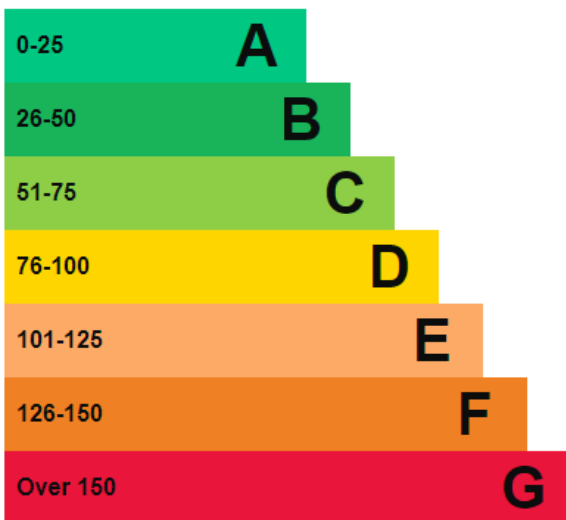
SERVICES

Oil fired central heating. Septic tank drainage. Mains water and electricity.

Local Authority: Mid Devon District Council.
Rateable Value: £6,300



TENANCY	£10,000 is the minimum capital the Tenant should have available to consider this business. This lease is to be a furnished let. The Landlord owns and retains the inventory of fixtures and fittings contained within the premises; the Tenant to repair and replace like for like.
TERM	For a term of 3 years.
LANDLORD & TENANT ACT 1954	The property is removed from the protection of Part II Landlord & Tenant Act 1954.
ASSIGNABILITY	Non assignable.
DEPOSIT	The Landlord may require a deposit equivalent to one quarter of the annual rent.
RENT	Annual rent £16,000 paid monthly in equal amounts in advance.
RENT REVIEW	No rent review during the 3 year term.
REPAIR LIABILITY	Part repairing and insuring lease. The Freeholder will retain responsibility for the structure of the building; the Tenant will be responsible for the internal maintenance, repair and decoration as well as the decorative condition of the exterior of the property.
TIE	Free of all trade ties.
INSURANCE	The Landlord will insure the building, the cost of which will be charged to the Tenant by way of insurance rent. The Tenant will be responsible for contents and public liability insurance.
VAT	Please note that VAT will be payable on rental payments.



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CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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