



**Riverbank Bar & Bistro, 49  
Torrington Street, Bideford, Devon  
EX39 4DP**

**Status: Let**

**Price: Confidential Agreement**

**"Excellent Opportunity within the  
Hospitality Industry"**

- 3,800 sq ft (353m<sup>2</sup>) Footprint
- Arranged over 3 floors
- Lovely River views
- 4 x Bedroom Accommodation
- Owner may sell Freehold
- Offered furnished & equipped

**Ref: UW844**

Joint Sole Letting Agents

Underwood Warmington are delighted to be appointed Joint Sole Letting Agents of this exciting, "turnkey" Business Opportunity within the Hospitality Industry. We feel confident that enterprising entrepreneurs will see this as such.

## GENERALLY

The Riverbank Bar & Bistro (formerly The Swan Inn) is a period building of considerable character with accommodation extending to approximately 3,800 sq ft (365m2) net internal space over ground, first and second floor levels. The ground floor trading floor is approximately 2,400 sq ft (221m2) Main Bar & Dining Areas, a fully equipped Commercial Kitchen, Ladies & Gentleman's WC facilities, 2 x useful Stores, a Prep Room and the "River Room" which is a private Dining Area.

Externally is decking area with fine river views providing facilities for Al Fresco dining and drinks.

On the FIRST FLOOR there are 4 bedrooms and a Bathroom/WC

The SECOND FLOOR provides a private fitted Kitchen/Lounge/Dining Area again enjoying fine river views

## LOCATION

Bideford is an historic Port Town on the estuary of the river Torridge in North Devon. In days gone by it was once Britain's third largest Port. The population is approximately 15,000. The Riverbank

Bistro is set close to the ancient Bideford Bridge, The Tarka trail, bus stops on 21 Stagecoach service and a soon to be developed residential housing site.

The atmosphere internally combines character and a contemporary feel giving new tenants the opportunity to stamp their own mark upon. The Landlord has fully furnished and equipped the trading floor such inventory being available for the tenant to use (subject to replacement/ maintaining, fair wear & tear excepted). The business can thus open for business as soon as the new tenant takes over.

## TERMS

A new lease is available Annual rent £25,000 payable monthly in advance The tenant is responsible for internal repair/decoration only. Landlord external repair/decoration. Normal Bank/ Trade references will be required.

## IN-GOING

No in going premium is being charged.

## FREEHOLD AVAILABILITY

Our client may consider selling the freehold interest in this property rather than create a Lease.