



**Mariners Arms, South Street,
Braunton, Devon. EX33 2AA**

Status: For Sale

Price: £68,000

**"Fantastic Free of Tie Pub
Opportunity"**

- 16 years remaining on Lease
- Strong established trade
- 3 Bedroom apartment
- 100 ft walled beer garden
- Excellent future potential
- First time for sale in 12 years
-

Ref: UW854

SOLE SELLING AGENTS

A characterful free of tie village inn situated in a popular Devon village. Offering an excellent business opportunity with cosy Bar & Snug/Restaurant Areas, Function Suite, Fully Equipped Commercial Catering Kitchen, 100ft Beer Garden and Owner's/Managers 3 bedroom private Apartment. An enviable and sought after highly regarded free of tie lease opportunity, with impressive levels of trade and still offering potential for continued growth. First time on the market in 12 years. Viewing highly recommended.

SITUATION

The Mariners Arms is situated in the heart of the popular and sought after village of Braunton, just 5 miles North West of the regions administrative centre at Barnstaple and 2 or 3 miles from the magnificent sandy beaches of Saunton and Croyde. Population 7,500 (approx). The village is a thriving community and enjoys additional tourist trade a full 12 months of the year with many self-catering holiday venues close by. The Championship Private Golf Courses at Saunton (2 miles) are ranked in the top 50 within the UK and surfers are drawn in their hordes to the challenging waves at Croyde, Saunton and Woolacombe. North Devon is indeed a most wonderful place in which to live, work and raise a family. Visit: <http://visitdevon.co.uk/northdevon>

THE PROPERTY

The Mariners Arms is a well presented and deceptively spacious village free house with origins clearly dating back to a bygone era though the extremely adaptable FUNCTIONS SUITE is clearly a more recent addition. This well regarded free of tie village country pub ('free of tie' allows the proprietor total control on where and when they purchase their wet and dry stocks from - this can have sizeable financial benefits!) retains many attractive features and comes fully equipped with an extensive inventory of quality fixtures and fittings. This most impressive business briefly comprises:- Character Main Bar and adjoining Snug/Sports Bar, impressive and well-equipped Commercial Catering Kitchen and ancillary facilities, spacious self-contained Owners/Managers Apartment offering Sitting Room, 3 Bedrooms, Shower Room/WC and Galley Kitchen. To the rear of the property is an enclosed, walled garden stretching out to approximately 100 feet in length, mainly laid to lawn, with Patio Terrace and a separate Smoking Area/Terrace. The Mariners Arms is a well regarded village inn with a loyal local custom and tourist trade boost - viewing is strongly recommended in order to fully appreciate the quality and standards inherent throughout all aspects of this lovely, free of tie Village Inn.

INTERNAL DETAILS

Main customer entrance door to the front into entrance lobby and through into LOUNGE BAR an attractive character trading area (18'3" x 12' 6" plus 10'3" x 28'4" L shaped), brick faced bar servery with polished counter top, timbered ceiling, 2 x wall mounted TV screens, range of freestanding wooden tables and upholstered wooden chairs, pine fireplace with tile surround &

inset gas fire, shove ha'penny board, glass fronted trophies cabinet, wall mounted Juke Box. Open plan through into SPORTS BAR (22'9" x 17'8") Feature stone inglenook fireplace & hearth with gas fired log effect fire, timbered ceiling, large screen TV mounted on high mounting unit, range of free standing wooden tables, upholstered chairs. Polished topped substantial return BAR SERVERY with Altro flooring and fitted with associated back bar fittings and display shelving, 2 x LEC glass fronted bottle fridges, Casio cash register, hand basin, glass washer, Kenco commercial coffee machine, shelving for glassware. LADIES, GENTS WC'S, BABY CHANGE, SPIRIT STORE, BEER CELLAR temperature controlled. Door through to rear garden & FUNCTIONS SUITE (66'5" x 20'4") Fully functioning BAR, range of wooden tables, upholstered chairs and bench seating, dance floor/skittle alley, gas heaters and smoke extraction units. COMMERCIAL CATERING KITCHEN (15' x 12'4") & WASH-UP AREA (15'4" x 5'6"), with a comprehensive range of commercial catering equipment to include- chest deep freeze, DIRH dishwasher, single drainer, deep, stainless steel sink, quarry tiled flooring, MERRY CHEF turbo oven, Lincat grill, Prolite double floor standing deep fat fryer & plancher, gas interlock 5 burner gas range, extractor system with stainless steel canopy over, 4 x Samsung commercial microwave ovens (1850W), 2 x Fagor undercounter commercial fridge units, walk-in chiller (230 cubic feet), wall tiling throughout.

EXTERNAL DETAILS

To the rear of the pub is an enclosed, walled CUSTOMER BEER GARDEN with featured bench seating, laid mainly to provide lawn areas, and extending to over 100 feet in length (average width 30 feet). This is a "secret" garden area and a real asset to this business. SMOKING SHELTER, WOODEN STORAGE SHED. Planted out with an array of mature plants, shrubs and trees. Electric hook up point to facilitate band/outdoor events.

THE BUSINESS

The Mariners Arms is a very popular free of tie village pub/restaurant which is well presented and offers impressive trading areas. The "Mariners" (as it is known locally) is a strong focal part of the village and the community. Our clients bought the pub in 2008 and have invested much time, money and effort during those 14 years into this deceptively spacious, Tardis like premises which is now presented and equipped to a high standard throughout. The business benefits from strong levels of regular, year-round trade, not only from the village, but also the surrounding hamlets, villages & towns. There is also a welcomed, year-round, tourist trade. The pub is home to three skittle teams, three darts teams and a pool team. Our clients are selling the business solely because they wish to retire. Having retired from the NHS in May 2022, Di wishes to now join her husband Fred in full retirement. In recent years, they have worked themselves on a part time basis, ably assisted by a management team which includes 2x full time members of staff & part timers when required. The sale now of The Mariners Arms offers the opportunity to acquire an attractive, well regarded, licensed business with great potential and without doubt located in a

very special place to live and work. A formal viewing is essential in order to appreciate all that this quality business has to offer.

The kitchen is currently closed as the current owners decided, after Covid, to concentrate on televised sports coverage. BT Sport and Sky Sports are currently provided. Three Sky boxes are connected and five TVs so the pub can show different matches on separate TVs and can usually screen even the more obscure ones. As food is currently not served customers are invited to bring in their own takeaways - It's proving very popular - customers now sometimes have their food delivered to the pub directly! Functions are though still undertaken.

Clearly new owners may choose to re-open the Kitchen and run this themselves or perhaps offer a 'Franchise' arrangement.

The Mariners Arms has several teams competing in the local darts and skittles leagues and these regular attendances are lucrative. Also Caen Rotary meets most weeks and a Boat Club meeting every month.

TRADING INFORMATION

Accounts for the year ending 31 December 2022 show sales of £255,405 excluding VAT., Gross Profit £84,101. The split of trade is approximately 95% wet sales and 5% food sales. There is clearly, a great opportunity here to increase restaurant/bar food trade. Full detailed trading information can be made available to interested parties following a formal viewing appointment.

OPENING HOURS

The Mariners Arms trades from 12 noon until 11pm Monday-Thursday, 12 noon until 11.30 pm on Saturday and 12 noon until 10.30 on Sunday.

CURRENT STAFFING

Husband & wife owners (working 15-20 hours per week) 2 full time and several part time staff working flexible hours.

POTENTIAL

Our clients advise that there is potential to develop all aspects of the business further and for continued growth in trade levels, particularly by focussed "hands on" owner operators maximising all available income streams and building upon the impressive levels of trade already established, especially by promoting and increasing food sales.

ENERGY PERFORMANCE CERTIFICATE

Assessed in Band D. Copy on request.

RATING

For up-to-date Business Rates and Council Tax information relating to this property we refer you to the Valuation Office website www.voa.gov.uk. Currently no business rates are payable.

A characterful free of tie village inn situated in a popular Devon village. Offering an excellent business opportunity with cosy Bar & Snug/Restaurant Areas, Function Suite, Fully Equipped Commercial Catering Kitchen, 100ft Beer Garden and Owner's/Managers 3 bedroom private Apartment. An enviable and sought after highly regarded free of tie lease opportunity, with impressive levels of trade and still offering potential for continued growth. First time on the market in 12 years. Viewing highly recommended.

SITUATION

The Mariners Arms is situated in the heart of the popular and sought after village of Braunton, just 5 miles North West of the regions administrative centre at Barnstaple and 2 or 3 miles from the magnificent sandy beaches of Saunton and Croyde. Population 7,500 (approx). The village is a thriving community and enjoys additional tourist trade a full 12 months of the year with many self-catering holiday venues close by. The Championship Private Golf Courses at Saunton (2 miles) are ranked in the top 50 within the UK and surfers are drawn in their hoards to the challenging waves at Croyde, Saunton and Woolacombe. North Devon is indeed a most wonderful place in which to live, work and raise a family. Visit: <http://visitdevon.co.uk/northdevon>

THE PROPERTY

The Mariners Arms is a well presented and deceptively spacious village free house with origins clearly dating back to a bygone era though the extremely adaptable FUNCTIONS SUITE is clearly a more recent addition. This well regarded free of tie village country pub ('free of tie' allows the proprietor total control on where and when they purchase their wet and dry stocks from - this can have sizeable financial benefits!) retains many attractive features and comes fully equipped with an extensive inventory of quality fixtures and fittings. This most impressive business briefly comprises:- Character Main Bar and adjoining Snug/Sports Bar, impressive and well-equipped Commercial Catering Kitchen and ancillary facilities, spacious self-contained Owners/Managers Apartment offering Sitting Room, 3 Bedrooms, Shower Room/WC and Galley Kitchen. To the rear of the property is an enclosed, walled garden stretching out to approximately 100 feet in length, mainly laid to lawn, with Patio Terrace and a separate Smoking Area/Terrace. The Mariners Arms is a well regarded village inn with a loyal local custom and tourist trade boost - viewing is strongly recommended in order to fully appreciate the quality and standards inherent throughout all aspects of this lovely, free of tie Village Inn.

INTERNAL DETAILS

Main customer entrance door to the front into entrance lobby and through into LOUNGE BAR an attractive character trading area (18'3" x 12' 6" plus 10'3" x 28'4" L shaped), brick faced bar servery with polished counter top, timbered ceiling, 2 x wall mounted TV screens, range of freestanding wooden tables and upholstered wooden chairs, pine fireplace with tile surround & inset gas fire, shove ha'penny board, glass fronted trophies cabinet, wall mounted Juke Box. Open plan through into SPORTS BAR (22'9" x 17'8") Feature stone inglenook fireplace & hearth with gas fired log effect fire, timbered ceiling , large screen TV mounted on high mounting unit, range of free standing wooden tables, upholstered chairs. Polished topped substantial return BAR SERVERY with Altro flooring and fitted with associated back bar fittings and display shelving, 2 x LEC glass fronted bottle fridges, Casio cash register, hand basin, glass washer, Kenco commercial coffee machine, shelving for glassware. LADIES,GENTS WC'S, BABY CHANGE, SPIRIT STORE,BEER CELLAR temperature controlled. Door through to rear garden & FUNCTIONS SUITE (66'5" X 20'4") Fully functioning BAR , range of wooden tables, upholstered chairs and bench seating, dance floor/skittle alley, gas heaters and smoke extraction units. COMMERCIAL CATERING KITCHEN (15' X 12'4") & WASH-UP AREA (15'4" X 5'6"), with a comprehensive range of commercial catering equipment to include- chest deep freeze, DIRH dishwasher, single drainer, deep, stainless steel sink, quarry tiled flooring, MERRY CHEF turbo oven, Lincat grill, Prolite double floor standing deep fat fryer & plancher, gas interlock 5 burner gas range, extractor system with stainless steel canopy over, 4 x Samsung commercial microwave ovens (1850W), 2 x Fagor undercounter commercial fridge units, walk-in chiller (230 cubic feet), wall tiling throughout.

EXTERNAL DETAILS

To the rear of the pub is an enclosed, walled CUSTOMER BEER GARDEN with featured bench seating, laid mainly to provide lawn areas , and extending to over 100 feet in length (average width 30 feet). This is a "secret" garden area and a real asset to this business. SMOKING SHELTER,WOODEN STORAGE SHED. Planted out with an array of mature plants, shrubs and trees. Electric hook up point to facilitate band/outdoor events.

THE BUSINESS

The Mariners Arms is a very popular free of tie village pub/restaurant which is well presented and offers impressive trading areas The "Mariners" (as it is known locally) is a strong focal part of the village and the community. Our clients bought the pub in 2008 and have invested much time, money and effort during those 14 years into this deceptively spacious, Tardis like premises which is now presented and equipped to a high standard throughout. The business benefits from strong levels of regular, year-round trade, not only from the village, but also the surrounding hamlets, villages & towns. There is also a welcomed, year-round, tourist trade. The pub is home to three skittle teams, three darts teams and a pool team. Our clients are selling the business solely because they wish to retire. Having retired from the NHS in May 2022, Di wishes to now join her husband Fred in full retirement. In recent years, they have worked themselves on a part time

basis, ably assisted by a management team which includes 2x full time members of staff & part timers when required. The sale now of The Mariners Arms offers the opportunity to acquire an attractive, well regarded, licensed business with great potential and without doubt located in a very special place to live and work. A formal viewing is essential in order to appreciate all that this quality business has to offer.

The kitchen is currently closed as the current owners decided, after Covid, to concentrate on televised sports coverage. BT Sport and Sky Sports are currently provided. Three Sky boxes are connected and five TVs so the pub can show different matches on separate TVs and can usually screen even the more obscure ones. As food is currently not served customers are invited to bring in their own takeaways - It's proving very popular - customers now sometimes have their food delivered to the pub directly! Functions are though still undertaken.

Clearly new owners may choose to re-open the Kitchen and run this themselves or perhaps offer a ' Franchise' arrangement.

The Mariners Arms has several teams competing in the local darts and skittles leagues and these regular attendances are lucrative. Also Caen Rotary meets most weeks and a Boat Club meeting every month.

TRADING INFORMATION

Accounts for the year ending 31 December 2022 show sales of £255,405 excluding VAT. The split of trade is approximately 95% wet sales and 5% food sales. There is clearly, a great opportunity here to increase restaurant/bar food trade. Full detailed trading information can be made available to interested parties following a formal viewing appointment.

OPENING HOURS

The Mariners Arms trades from 12 noon until 11pm Monday-Thursday, 12 noon until 11.30 pm on Saturday and 12 noon until 10.30 on Sunday.

CURRENT STAFFING

Husband & wife owners (working 15-20 hours per week) 2 full time and several part time staff working flexible hours.

POTENTIAL

Our clients advise that there is potential to develop all aspects of the business further and for continued growth in trade levels, particularly by focussed " hands on" owner operators maximising all available income available income streams and building upon the impressive levels of trade already established, especially by promoting and increasing food sales.

ENERGY PERFORMANCE CERTIFICATE

Assessed in Band D. Copy on request.

RATING

For up-to-date Business Rates and Council Tax information relating to this property we refer you to the Valuation Office website www.voa.gov.uk. Currently no business rates are payable. Council tax £1669.70 pa, owners flat.

SERVICES

All mains services are connected.

PRICE & TENURE

£68,000 for the valuable free of tie leasehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation.

The business is available by way of a 20-year lease (from November 2019) from the Wellington Pub Company PLC. Rent £28,149 pa. A copy of the Lease is available on request.

VIEWINGS

Strictly by appointment with the vendors SOLE SELLING AGENTS. Telephone 01271 378 731. Email: dw@underwoodwarmington.com. You are recommended to contact us before visiting the business, even for an informal viewing. We can then confirm whether or not it is still available.

FINANCE

An early discussion about finance can often save time and disappointment. If you would like independent, specialist advice on funding this property or other business purchase, we recommend you contact us for a list of our approved Brokers

SERVICES

All mains services are connected.

PRICE & TENURE

£68,000 for the valuable free of tie leasehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation.

The business is available by way of a 20-year lease (from November 2019) from the Wellington Pub Company PLC. Rent £28,149 pa. A copy of the Lease is available on request.

VIEWINGS

Strictly by appointment with the vendors SOLE SELLING AGENTS. Telephone 01271 378 731. Email: dw@underwoodwarmington.com. You are recommended to contact us before visiting the business, even for an informal viewing. We can then confirm whether or not it is still available.

FINANCE

An early discussion about finance can often save time and disappointment. If you would like independent, specialist advice on funding this property or other business purchase, we recommend you contact us for a list of our approved Brokers



