



HALL & WOODHOUSE
BUSINESS PARTNERSHIPS

HARBOUR INN

Church Street, Axmouth, Devon, EX12 4AF



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A quintessential Devon thatched pub, the Harbour Inn is a premier H&W Business Partnership pub, with strong trade throughout the year and a significant summer uplift. The characterful interior features beautiful open fireplaces and a spacious function room with a double skittle alley.



The Harbour Inn is a quintessential Devon thatched pub and regularly appears as one of the most attractive South West inns in guides and reviews. Inside the pub has been recently refurbished to create intimate drinking and dining areas, whilst retaining the pub's working open fireplaces and traditional rustic character. On entering the pub from the car park, the large bar is directly in front of you, with the cellar and well-equipped kitchen located conveniently behind the bar servery. The pub has an adjoining spacious function room/double skittle alley, which is easily adapted for meetings, parties and weddings, but also holds great potential for conversion to letting rooms. Externally, a beautifully landscaped patio area runs along the front and down the side of the pub, and leads onto an extensive grassed garden, with a locally owned campsite immediately behind. Several outbuildings offer garaging, storage and a secondary cellar, and the pub is completed with a large car park.



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MEET THE BUSINESS DEVELOPMENT PARTNER

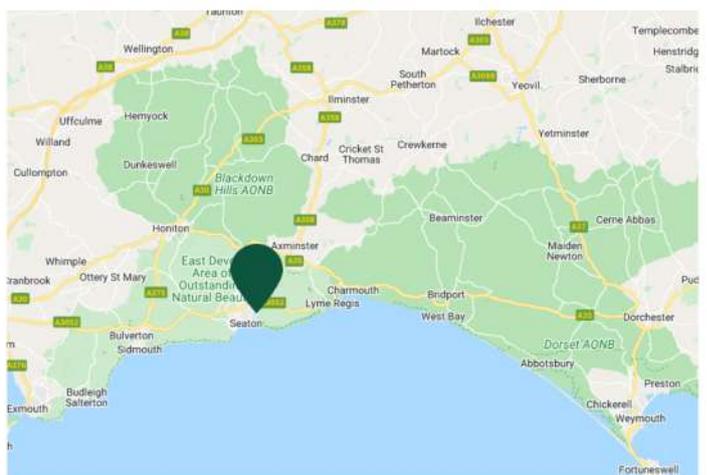
“ Due to the seasonal nature of this business, the ideal applicant will be able to demonstrate skills in adapting labour budgets and resources to the trade available. This pub is well suited to a couple or a family with at least one team member an experienced chef, therefore we would welcome applications from chefs and restaurateurs, and existing pub managers and tenants.”

Scott Rhodes-Ward - Business Development Partner, South West Region



LOCATION - AXMOUTH

The Harbour Inn is located in the quaint village of Axmouth, a stones throw away from the estuary of the River Axe which is very popular with walkers and birdwatchers. The historic holiday town of Seaton is only a mile away, with stunning views over the sea, and forms part of the Devon/Dorset Jurassic Coast which is an increasingly popular holiday destination. The Seaton tramway, which runs along the old railway line, attracts plenty of tourists during the summer months and during the festive season, the pub is renowned for the Devon and Somerset Christmas Eve tradition of burning the ‘ashen faggot’, while singing carols and drinking mulled wine and cider.



TOP LINE FIGURES

- Rent: This is a turnover rent business with an FMT rent close to £70k per annum
- Initial Investment: £25,000
- Fair Maintainable Trade* (FMT) Turnover: £650,000

FULL INVESTMENT BREAKDOWN

- Deposit: £7,500
- Training Fee: £1,200 inc VAT
- Working Capital: £10,000
- Fixtures & Fittings: circa. £50,000 (Inventory is an estimate net of VAT. Loan facilities are available for the purchase of fixtures and fittings).
- Change of DPS Fee: £200 inc VAT
- Digital Assets: £200 inc VAT

TRADE

Last 3 year Volume	Beer & Cider - Barrels	Wines - Litres	Spirits - Litres	Soft Drinks - Litres
Current Year*	TBC	TBC	TBC	TBC
Last Year*	TBC	TBC	TBC	TBC
2 Years Previous*	166	2870	100	2870

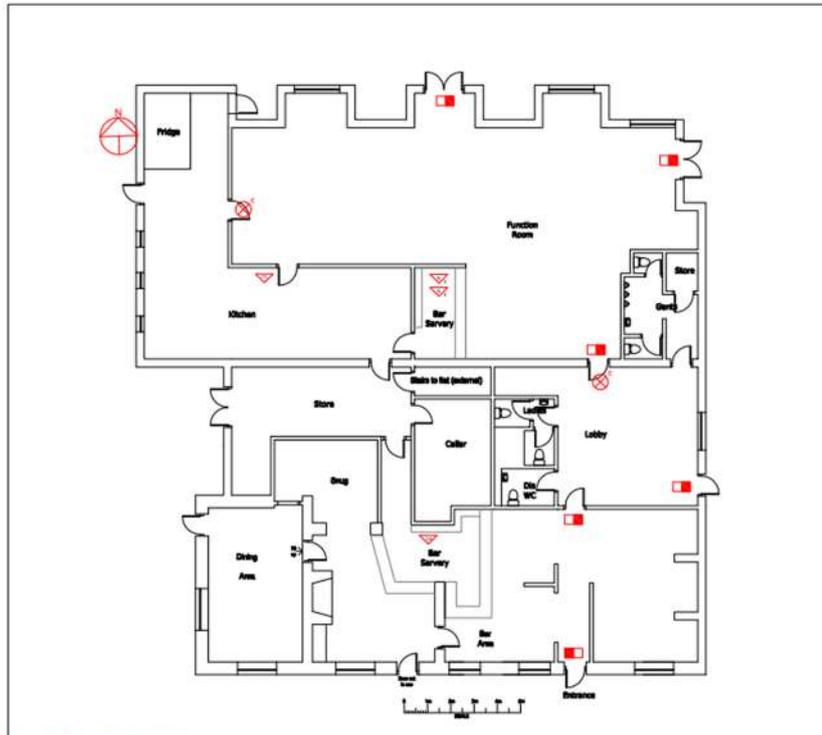
The Harbour is a well known pub in the area, which enjoys good year-round trade and appeals to all types of clientele. The position of the pub on the estuary of the River Ax, with a busy campsite adjoining, gives a significant uplift in the summer and at other times of the year during good weather. Trade is evenly split between food and drink.

*Trade volumes have been affected by Covid-19 lockdown closure periods.

ADDITIONAL INFORMATION

- Estimated Wet/Dry Split: 40%/60%
- Available From: 01/09/2022*
- Business Rates: £23,440
- Closing Date: 30/05/2022

THE PUB FLOORPLAN

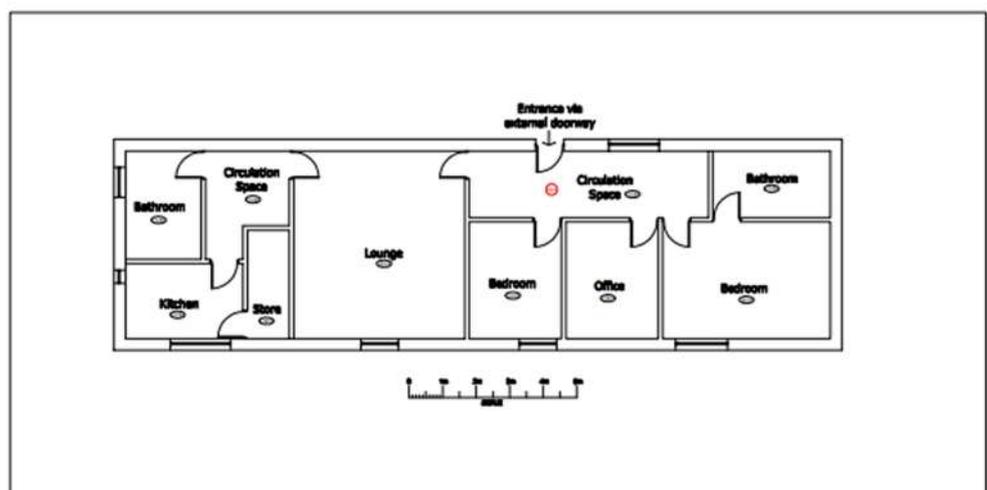


Plan of Ground Floor 1:50

YOUR HOME

Accommodation is on the first floor above the pub and has separate external access over a private patio area. The accommodation is in good condition offering three good sized bedrooms (or two bedrooms with a self contained office), a large lounge and dining area, two bathrooms/WC and a private kitchen.

- 3 bedrooms
- Private kitchen
- Lounge / diner
- 2 Bathrooms



Plan of First Floor 1:100