

# Licensed Restaurant Premises

Ref No: 3541

St Saviours Square, Church Close, Dartmouth, Devon, TQ6 9DH



## Contemporary Licensed Restaurant

Ground Floor Providing Seating for Circa 40, Cellar with Planning Permission for Wine Bar

Benefit of Accommodation to First Floor

Exciting Opportunity for Owner/Occupiers

New Internal Repairing & Insuring Lease. Rent £10,500 PA

Offers in the Region Of £35,000 Leasehold

Interested in this property?

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## LOCATION

Dartmouth lies at the mouth of the River Dart in an Area of Outstanding Natural Beauty. The River Dart is widely acknowledged as one of the most beautiful rivers in England and is much loved by sailing and boating enthusiasts. Dartmouth is also a haven for tourists, with its magnificent Naval College, picturesque waterfront and wonderful architecture. There are many other tourist attractions in the area with easy access to the unspoilt South Hams coastline. Dartmouth is in close vicinity to the A38 Devon Expressway providing access to Plymouth (20 miles) and Exeter (31 miles).

## DESCRIPTION

The premises, which was a Masonic Lodge in a former life, is located just minutes away from the River Dart and opposite St Saviours Church, which is considered to be amongst one of the best 100 churches in England. This licensed premises offers an extremely exciting opportunity for the next patron to operate a stylish catering business in this wonderful location. The premises is fully equipped and comes with the added benefit of owner's accommodation, a zoned Fire Alarm System, double glazing and gas fired central heating throughout. The premises also has planning permission for a wine bar in the Cellar.

The premises comprise:-

From Anzac Square the premises is accessed via an arched pathway with steps leading up to:-

### MAIN ENTRANCE

With tiled vestibule. Double doors leading to:-

### MAIN TRADE AREA

Decorated in a contemporary style with windows to each side. Commercial natural wood affect vinyl flooring, soft grey wood panelling to dado rail, dropped ceiling with spotlights, feature fire place with mantelpiece. This area seats circa 40 at tables with smart white linen and contemporary high back cushioned seat chairs.

### SHAPED BAR

With glass worktop, wall mounted shelving units for glassware and soft drinks, three door drinks fridge, Sama coffee machine with separate grinder. Python system, bar mounted font, touch screen till with EPOS system and non-slip flooring.

### COMMERCIAL KITCHEN

Tiled flooring, stainless steel splash back and commercial extraction system. 10 ring gas range, counter top Buffalo deep fat fryer, Tandoori oven, central preparation area with heated pass, commercial microwave, plate warmer, large walk in fridge, stainless steel sink & drainer and wash hand basin. **WASH UP AREA** with 2 commercial sinks & drainer and stainless steel prep areas. Corridor leading to:-

**STORAGE CUPBOARD** with ice machine.

Staircase to:- **FIRST FLOOR**

**LADIES CLOAKROOM** with wash hand basin and WC.

Staircase down to:- **LOWER GROUND FLOOR**

**GENTS CLOAKROOM** with wash hand basin and WC.

**STORAGE CUPBOARD** with fuse boxes and meters.

Exit to:- **SIDE COURTYARD**

### LOWER GROUND FLOOR CELLAR

### FIRST FLOOR

Potential owner's accommodation.

**HALLWAY** Leading through to:-

### ROOM 1

Currently used for storage, **BATHROOM, BEDROOM 1, BEDROOM 2.**

### DRY STORE ROOM

### LOWER GROUND FLOOR CELLAR AREA

Large open space with concrete floor and exposed stone walls. We have been informed that the area has planning permission to operate as a wine bar with access being created from the main trade area.

## GENERAL INFORMATION

### RATEABLE VALUE

2017 List: £11,000. Council tax band B. For information, we advise you to contact the Local Authority, South Hams District Council Tel. 01803 861234.

### TENURE

This large versatile premises is available via a new Internal Repairing and Insuring Lease, with a term of 15 years and a rent of £10,500.

### SERVICES

The premises is connected to mains water, drainage and gas. Electricity will need to be reconnected.

### INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners' personal effects.

### EPC RATING D

[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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