



# Station House Hotel & Cafe Bar

Station Road, South Brent, Devon, TQ10 9BE



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## ***Stunning Town Centre Period Property & Highly Successful Business***

**Providing 8 Superior Letting Rooms with Character Cafe Trading Area & Function Room**

**Fully Equipped Commercial Kitchen, Large Residents Lounge/Breakfast Room & Alfresco Covered Seating Area**

**Well Established 'Chamaeleon' Business with Great Potential to Grow Trade Further**

**Genuine Retirement Sale**

### **LOCATION**

Station House is located in the centre of the beautiful Devon village of South Brent, only minutes from the A38 Devon expressway linking Plymouth and Exeter. South Brent is located just a few miles south of Dartmoor National Park, with the beautiful South Devon towns, beaches and coastline of the South Hams only a short drive to the south. Plymouth is approximately 20 minutes' drive, and the rest of Devon and Cornwall is easily accessible from this central location. The area is connected to the rest of the country via the M5 at Exeter and the railway network at nearby Ivybridge.

### **DESCRIPTION**

A handsome three storey, period building with elegant proportions under a pitched roof. The property has been extended to the rear and has a covered alfresco seating area to the side. The property has been completely renovated and refurbished internally, with a character 'L' shaped cafe at the front of the ground floor and an impressive 60+ cover function room at the rear. The property has good 'back of house' space and a fully equipped commercial kitchen. On the first and second floors are 8 well-appointed letting rooms, with 5 on the first floor and 3 on the top floor. There is the opportunity to convert the upper floor into an owner's or manager's apartment if necessary.

Ref No: 4939

**£575,000 Freehold**

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The premises comprises:-

## **ENTRANCE PORCH**

Leading to:-

## **CAFE**

Spacious 'L' shaped trading area centred around focal bar and servery; an elegant room with plenty of character and seating for 30+ at a selection of rustic pine tables and spindle back chairs. Gas central heating throughout.

## **SNUG AREA**

To right hand side of the entrance with soft furnishings, leather sofas and coffee table in front of open fireplace.

## **SERVERY**

With chiller units, bottle fridges, bespoke back bar fittings, espresso coffee machine and beer/cider draught pumps.

## **LADIES & GENTS WC'S**

## **FULLY EQUIPPED COMMERCIAL KITCHEN**

With separate **PREP/WASH UP AREA**.

## **FREEZER ROOM**

## **DRY STORAGE AREA**

## **FUNCTION ROOM (REAR LOUNGE)**

Situated to the rear of the property with 60 capacity, wooden flooring, ceiling mounted AC unit, pine tables and chairs, two separate seating areas with leather chesterfield sofas and painted wooden panelling to dado height. Large glazed French doors to outside.

## **DISABLED & BABY CHANGING WC**

## **FIRST FLOOR**

### **HOTEL GUEST DINING ROOM & LOUNGE**

A beautifully presented period room with large Victoria sash windows and shutters, seating at a number of tables for breakfast, pool table and leather sofas. Carpeted.

### **LAUNDRY ROOM**

### **SEPARATE WC**

### **LETTING ROOMS:**

#### **ROOM 1 – KINGSBRIDGE**

Large double en-suite with bath and shower over, WC and wash hand basin.

#### **ROOM 2 - BRENT**

Double en-suite with bath and shower over, WC and wash hand basin.

#### **ROOM 3 -AVONWICK**

Double en-suite with bath and shower over, WC and wash hand basin.

#### **ROOM 4 - LODDISWELL**

Double en-suite with walk in shower, WC and wash hand basin.

#### **ROOM 5 - GARA BRIDGE**

Double en-suite with walk in shower, WC and wash hand basin.

## **TOP FLOOR**

The top floor is currently arranged as 3 further letting rooms, although is flexible space and could be used as family living space/manager's flat.

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## **BITTAFORD**

Double bedroom.

## **MARLEY**

Double bedroom.

## **FAMILY BATHROOM**

With WC, wash hand basin and bath with shower over. This is used for the two non en-suite bedrooms.

## **IVYBRIDGE**

Double en-suite with bath, wash hand basin, WC and dining area. Elevated views from the rear over Dartmoor.

## **OUTSIDE**

To the side of the property is a delightful, enclosed courtyard area with a glazed antitritium style roof. Seating for circa 30 at outside tables and chairs. Continues to the side of the building. Further seating for approximately 8 to the front of the property.

## **GENERAL INFORMATION**

## **THE BUSINESS**

Station House is a very successful and well established 'chamaeleon' business, in the heart of the delightful town of South Brent, on the edge of Dartmoor. The business is open for 9am to 5.30pm every day, with extended hours in the summer, serving a range of breakfasts, lunches, coffees and homemade cakes with afternoon teas. The premises is licenced with beer on tap, wines, ciders, soft drinks and has strong Dartmoor ice cream sales, in the summer.

The business also caters for a range of functions, including birthday parties, anniversaries, music events, wakes etc. These are popular throughout the year and support the main cafe business, with the letting rooms.

The letting rooms are all very well appointed and a valuable addition to the business income. However, these rooms have not been marketed to their potential in recent years and could certainly be increased considerably under new ownership.

Our clients have traded the property for 5 years and have now taken the decision to retire. This leaves a fantastic 'all round' business in great shape with further potential for someone wishing to relocate to this beautiful part of the world.

*Further profit and loss accounts will be provided to bona fide interested parties, following a formal viewing via the Sole Selling Agents.*

## **RATEABLE VALUE**

2023 List: £6,600. 100% Small Business Rate Relief will be available to eligible parties. Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority.

## **INVENTORY**

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

## **STOCK**

Wet and Dry stock in trade and Bar Glassware will be taken over by the purchaser at valuation on the day of completion.

## **EPC RATING D**

## **VIEWING**

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettsworths. Tel. 01803 212021.

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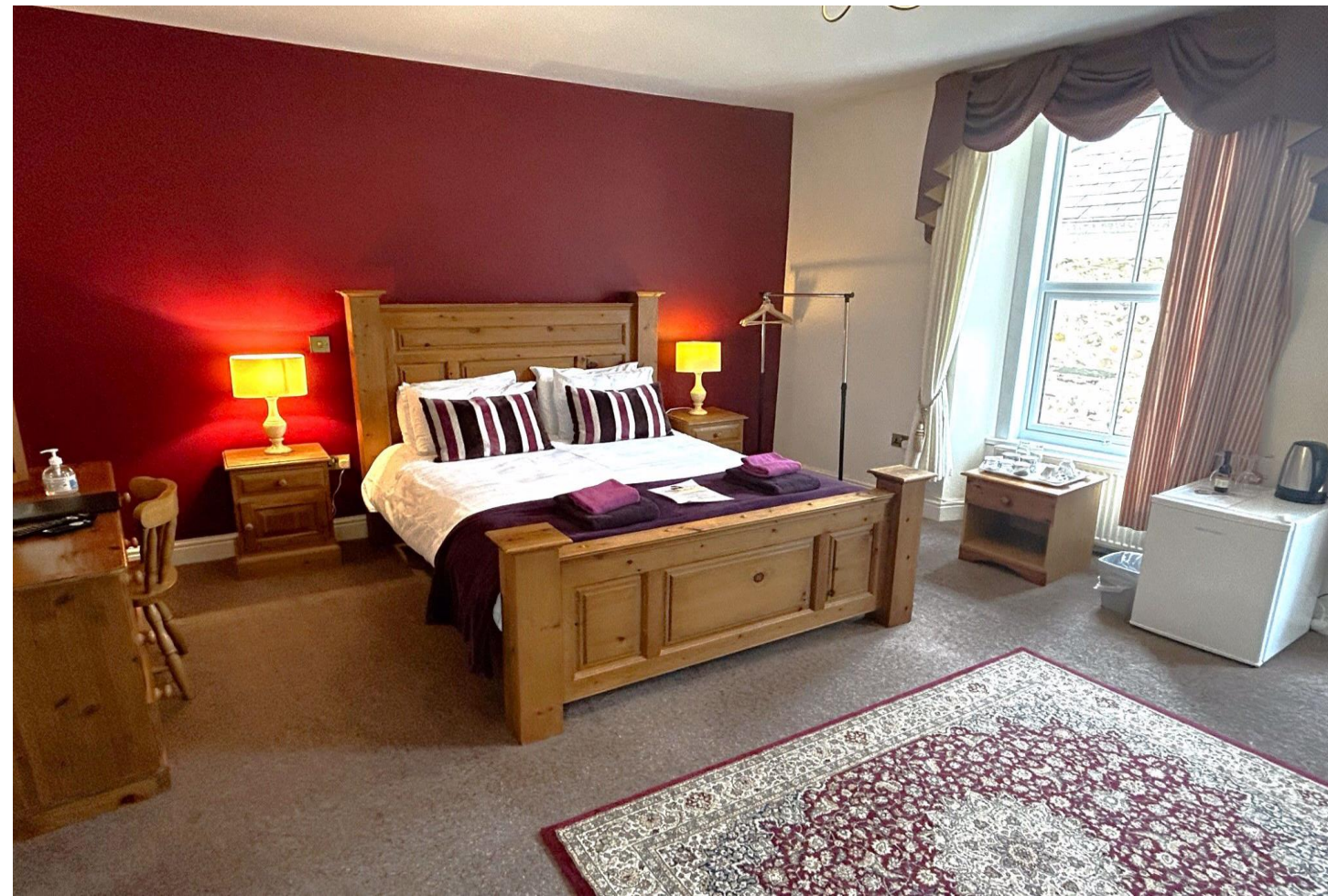






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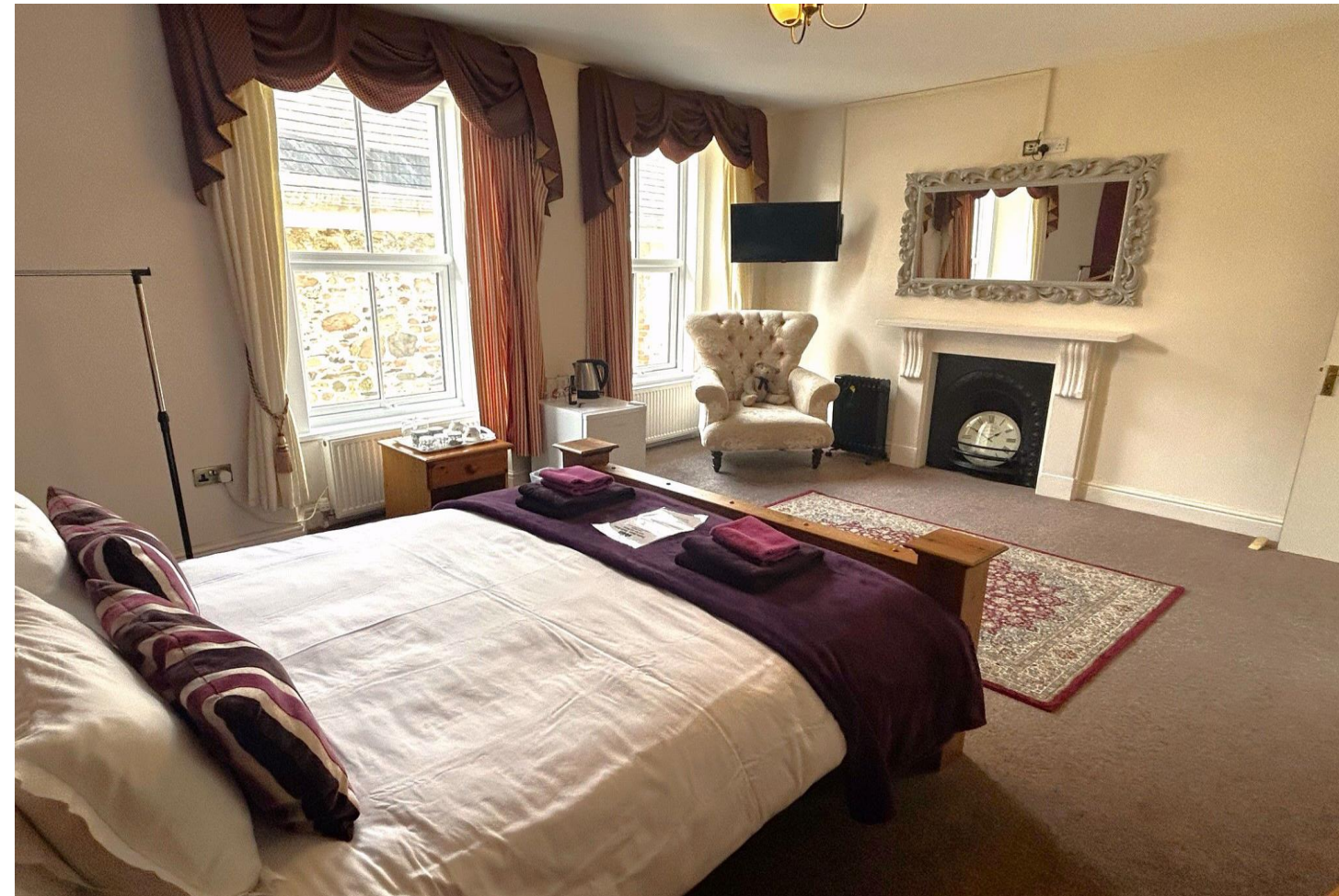






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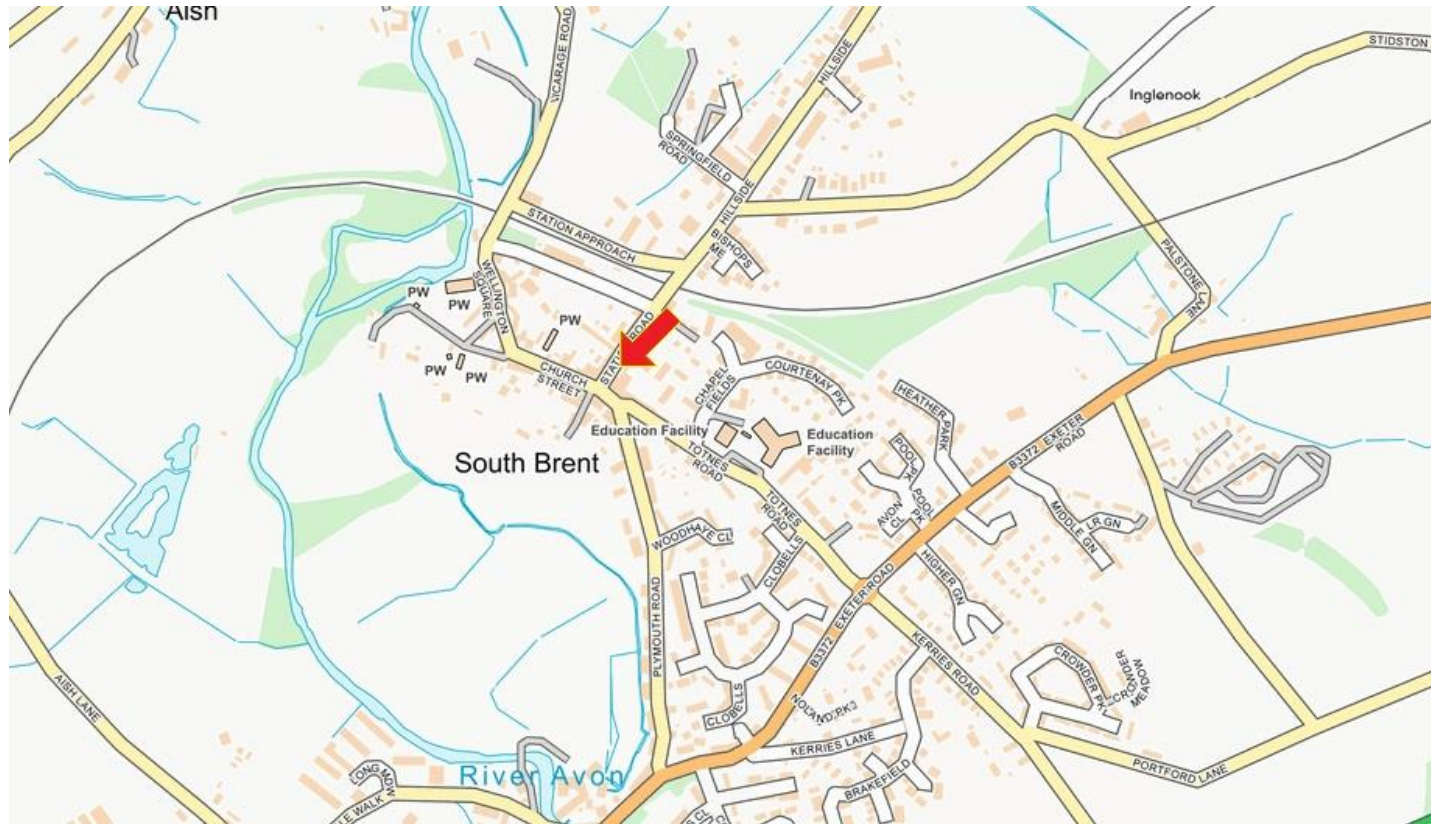






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