

# The Oak

Ref No: 3438

Station Road, South Brent, Devon, TQ10 9BE

## PRELIMINARY DETAILS



## A Substantial Freehold Property on Edge of Dartmoor

Public House with Restaurant & Guesthouse

5 En Suite Letting Rooms & Owners Accommodation

Great Location in Heart of South Brent

Currently Closed But Offering a Great Home & Income Opportunity

£275,000 Freehold

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)



# The Oak

Station Road, South Brent, Devon, TQ10 9BE

## DESCRIPTION

The Oak formerly known as the Royal Oak is a substantial Inn situated close to the centre of South Brent, a large village on the southern edge of Dartmoor. South Brent is a popular residential area and is a thriving community. It is located near to the Devon Expressway connecting Exeter, 32 miles to the North East and Plymouth, 18 miles West.

The Oak formerly known as The Royal Oak, offers versatile commercial and residential accommodation. On the ground floor there are attractive public bars and a large restaurant area opening out to a courtyard as well as commercial kitchen and ancillary areas. On the first floor there are 5 en-suite letting bedrooms providing much needed guest accommodation in this area, as well as a spacious owner's accommodation on the first and second floors.

The closed property is offered with vacant possession but presents a great opportunity for those seeking to re-establish the business to suit their own ideas and business plan.

**Viewing can be arranged through the Sole Selling Agents, Bettesworths.**

The accommodation briefly comprises:-

### GROUND FLOOR

Entrance to:-

#### PUBLIC & LOUNGE BARS

With spacious bar servery.

Open to:-

#### LARGE RESTAURANT

With vaulted ceiling with door leading to the patio.

#### COMMERCIAL KITCHEN

#### BEER CELLAR & STORAGE AREAS

### FIRST FLOOR

Guest accommodation comprising 5 modern en-suite guest letting bedrooms with separate entrance to the outside.

### OWNERS ACCOMMODATION

#### FIRST FLOOR

Spacious lounge/dining room across the whole of the front of the property which could be used to provide further letting and guest accommodation.

### SECOND FLOOR

3 Bedroom owners accommodation.

### GENERAL INFORMATION

#### RATEABLE VALUE

£9,750 – Please note this is not Rates Payable. Qualifying businesses may be eligible for 100% Rates Relief. For further information, we advise interested parties to contact the local billing authority, South Hams District Council.

#### TENURE

Freehold.

#### EPC RATING D

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



**IMPORTANT NOTE:** Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)

