

The Monks Retreat

Ref No: 3564

Broadhempston, Totnes, Devon, TQ9 6BN



Busy and Popular 'Free of Tie' South Devon Village Inn

Refurbished Character Property with 3 Trading Areas providing 54 covers

3 Bed Letting Rooms/Owners Accommodation

Huge Potential to Grow Business Further

New Free of Tie Lease/ Terms to be Agreed

£15,000 Leasehold

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LOCATION

The Monks Retreat is positioned in the heart of Broadhempston, a popular and attractive village located in the valley of the River Hem. The property is a short drive from the village of Ipplepen and 6 miles from Newton Abbot town centre. The village has a mix of all generations with a church, primary school, newly built village hall and an award winning shop/post office. Totnes and Ashburton are also within a 5 mile radius. Broadhempston is also conveniently located to the A38 dual carriageway providing speedy access to further destinations such as Plymouth, Exeter and Dartmoor National Park.

DESCRIPTION

This imposing Grade II Listed property dates back to 1456 and was extensively refurbished in 2016 including electrics and plumbing. The accommodation is currently arranged as ground floor lounge bar with restaurant and function room, recently erected side extension used as dining space together with a fully equipped commercial kitchen. The first floor is arranged as 3 letting rooms which could also be used as owners/management accommodation. Externally there is a newly renovated decked beer garden overlooking the Church of St Peter & St Paul.

The premises comprises:-

ENTRANCE PORCH

Leading to:-

LOUNGE BAR

With wood floor throughout. Painted timber beams. Substantial open fireplace with wood burner. Part exposed stone walls which are part panelled, tables and chairs for approximately 19. The area is surrounding a traditional timber topped open bar servery with back bar fittings. Step up to:-

RESTAURANT/DINING ROOM

Character room with exposed beams, open fireplace and table and chairs for approximately 21. Carpeted.

OAK ROOM

A light and airy trading space with 14 covers, situated to the far right hand side of the building, completed in 2016.

LADIES & GENTS CLOAKROOMS

COMMERCIAL KITCHEN

Fully equipped with good quality commercial equipment.

TWO STORAGE ROOMS

Housing fridges and freezers. Adjacent to the kitchen there is a:-

BEER CELLAR

FIRST FLOOR

Currently arranged as 2 en-suite letting bedrooms and a 3rd bedroom, all refurbished in 2016. There is also a staff flat comprising 2 recently refurbished rooms and a bathroom. The first floor is easily adaptable for family living.

EXTERIOR

Newly constructed decked beer garden to the rear of the property. There is also seating to the front of the property at a number of circular pub benches.

GENERAL INFORMATION

RATEABLE VALUE

2017 List: £15,000. Rates payable in 2018/19 are £200 per month. Interested parties are advised to contact the Local Billing Authority, Teignbridge Council.

BUSINESS

The Monks Retreat is a popular Village Inn which serves both the local community and the wider catchment area between Totnes, Newton Abbot and Torbay. The Inn is currently run under management on behalf of the 2 local freehold owners, and trades with a healthy mix of food and wet sales.

The Inn would be well suited to an 'owner driver' couple, with one being from a chef/catering background. The property has low overheads, little or no requirement for any further capital investment and a captive audience providing a wonderful opportunity for new owners to stamp their mark on

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Family Business
3 Generations
Since 1943



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this rather special pub. There is plenty of untapped potential to grow the business further including the reintroduction of the letting bedrooms.

The local freeholders are keen to secure a successful tenant and this is reflected in the realistic premium and rental structure on offer.

Our clients will also consider a sale of their freehold interest to suitable applicants with further details available on request or alternatively will consider offering a new tenant an 'Option to Purchase' the freehold interest.

TENURE

The property is available to let by way of a new free of tie and fully repairing and insuring lease with exact terms to be agreed by negotiation but no less than 10 years. Guide rent of £22,000 per annum based on a new 10 Year. The lease premium covers goodwill, use of the furnishings and fittings and wet stock.

VIEWING

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

INVENTORY

The furnishings and fittings will be used by the tenant however will remain under the ownership of the landlord.

STOCK

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

SERVICES

We have been informed the premises are connected to mains water, sewerage and electricity. Oil fired central heating. LPG cooking gas.

EPC RATING E



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