



# Royal Oak Inn

East Street, Ashburton, Devon , TQ13 7AD





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**Stunning Grade II Listed Freehouse in Sought After Devon Market Town**  
**Character Trading Areas and Fully Equipped Commercial Kitchen**  
**Comfortable 5 Bed Owners Accommodation**  
**Outside Courtyard and Outbuildings**  
**'Triple A' Location and Established Business with Further Growth Potential**

## DESCRIPTION

Ashburton is located on the southern slopes of Dartmoor right in the heart of the South Devon countryside. The town lies on the River Ashburn and dates from Saxon times. In the Domesday book the area is called Essebretone and records show 34 villagers and 16 small holders. It was once an important centre for tin and cloth as it was on the main coaching route. Ashburton is flanked by the Devon Expressway, the A38, and is situated roughly half way between Plymouth (25 miles) and Exeter (20 miles). It is the largest town to lie fully within the boundary of the Dartmoor National Park. Its close location to Dartmoor makes it an ideal touring centre for walks, pony trekking and other activities on the moor. The nearby River Dart is popular for canoeing, fishing and bird watching. The main shopping streets are North Street and East Street with cobbled streets and old houses and Ashburton is a great place to explore with a large number of independent shops and businesses.

Ashburton is one of only four Stannary Towns in Devon and tin was mined in the area as far back as Roman times. The easy access routes by road and rail and the proximity of Dartmoor make Ashburton a popular place for a holiday and stopping off point. The Royal Oak is a prominently located period property in East Street. Externally the pub is very attractive with a stone façade complimented with flower boxes. Internally the property is also well presented and has been refurbished with 2 main trading areas leading to an outside courtyard.

The flexible accommodation above provides a comfortable home for a couple who wish to revive the lucrative Bed and Breakfast letting or a larger family who are looking for a spacious, well-appointed apartment.

Ref No: 4094

**£50,000 Leasehold • Free of Tie**

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The accommodation briefly comprises:-

2 Entrance doors from the main street to the:-

## **MAIN BAR**

Windows to the front, carpeted, beamed ceiling, open fireplace with stone surround and mantel over, beamed walls, seating for approximately 30 at mixture, upholstered bench seats and high back chairs with attractive hardwood tables. Attractive timber topped and fronted **BAR SERVERY** to corner with beer font, hot food display unit and espresso coffee machine. Wall mounted TV.

## **BACK BAR**

With seating timber topped tables and soft seating area with coffee table. Double glazed window to the rear, central heating radiators, carpeted. Focal timber fronted **BAR SEVERY** with beer font, real ale hand pulls, back bar fittings, glass washer and bottle fridge.

## **COMMERCIAL KITCHEN**

A well equipped commercial kitchen including Houno combi oven, with non slip floor, double glazed windows, door to the side and full extraction.

## **REAR ENTRANCE PORCH**

With covered walkway, hanging baskets and outside seating leading to:

## **LADIES CLOAKROOM**

## **GENTS CLOAKROOM**

## **BEER CELLAR**

Temperature controlled, with ring main and python system.

## **UTILITY AREA**

With plumbing for washing machine and space for tumble dryer. Butler sink. From the rear of the Bar stairs lead up to

## **FIRST FLOOR LANDING**

## **OWNER'S ACCOMMODATION**

### **LOUNGE**

Good size, with window to the front and beamed ceiling; carpeted.

### **BEDROOM 1**

Double, with window to the front. Carpeted, beamed ceiling, feature fireplace with cast iron surround and exposed stone chimney breast over.

### **BEDROOM 2/GUEST BEDROOM**

Double room, double aspect double glazed window to the rear, carpeted, built-in wardrobe and pedestal wash hand basin.

### **BEDROOM 3/GUEST BEDROOM**

Twin, with double glazed window to the rear, carpeted, pedestal wash hand basin.

### **GUEST SHOWER/WC**

Double glazed window to the side, carpeted, tiled shower cubicle with electric shower over, close couple WC, pedestal wash hand basin and tiled walls.

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## BATHROOM/WC

Double glazed window to the rear, carpeted, panelled bath with tiled surround and shower fitting over, tiled shower cubicle with shower over, close couple WC, bidet, pedestal wash hand basin, tiled splashback and partly tiled walls.

From the Landing stairs up to **CONVERTED LOFT SPACE** comprising: - **2 GOOD SIZE ROOMS (interlinking)** both carpeted, with vaulted and beamed ceilings, Velux windows. Door to further loft storage area.

## GENERAL INFORMATION

### RATEABLE VALUE

£15,000. (Small Business Rate Relief may be available). Council Tax Band 'B'. For information, we advise you to contact the Local Authority, Teignbridge District Council 01626 361101.

### BUSINESS

The Royal Oak is a well known and centrally located public house in the centre of this thriving town. The business has been trading as the Baskervilles under the current lessees although they are likely to take the trading name with them. This will allow the incoming tenant to stamp their name on the business and revert the pub back to the original Royal Oak. Its location and absence of any direct competition allows for a 'chameleon' style of operation offering coffees/teas and breakfasts in the morning, through to lunches, afternoon teas and evening meals; all complemented by a wide ranging choice of beers, wines, spirits and soft drinks.

The business would suit anyone looking for a prime trading pitch in the town, looking to capitalise on the buzz around Ashburton and the genuine demand for a traditional town centre pub.

### TENURE

The Royal Oak is held on a private, Free of Tie, 20 year lease (with 16 years unexpired) at a passing rent of £27,500 per annum plus £1,599.44 buildings insurance. The lease is fully repairing and insuring with rent reviews every 3 years.

### INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects and importantly any Hound of the Baskervilles memorabilia.

### 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 C

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