

# Dicey Reilly's

Ref No: 3805

24 Regent Street, Teignmouth, Devon, TQ14 8SX



## Hugely Successful Town Centre Freehouse

Located Close to the Seafront in the Popular Coastal Resort of Teignmouth

Extensive Trade Areas Arranged Over Two Floors with New Cellar Bar

Superior 4/5 Bed Owners Accommodation Presented to an Exceptional Standard

High Turnover Business with **Very Strong Net Profit** and Potential to Introduce Food Trade

£50,000 Leasehold

NEW FREE OF TIE LEASE

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## LOCATION

Teignmouth lies along a stretch of red sandstone coast to the north of the unspoilt estuary of the river Teign in South Devon. The town is both a popular holiday resort with many hotels and guest houses and also a thriving town in which to live and work. Situated 7 miles north of Torquay and 3 miles south of Dawlish, Teignmouth is a town of two different characters. Along the seaward edge of the town is "the Den", a large open space with lawns and flower beds running the full length of the town- between the beach and promenade and an elegant crescent of Georgian buildings. The estuary side of the town has a very different atmosphere. Boats rest peacefully in the busy harbour and small passenger ferries take people across the estuary mouth to the quaint, picturesque village of Shaldon, just across the water. The City of Exeter is approximately 15 miles north of Teignmouth with excellent transport links including an international airport and the M5 motorway.

## DESCRIPTION

A deceptively large and well maintained property, with trade areas at ground and lower ground floor levels and owners accommodation arranged on the first and second floors. Dicey Reilly's also benefits from outside trading space and is only 50 metres from the seafront and beach.

The accommodation comprises:-

### FRONT DOOR TO MAIN BAR AREA

With split level trading area. Full air conditioned. Stripped wooden floors, timber topped and fronted BAR SERVERY with bottle fridges, beer fonts, glass washer, optics and shelves for glass storage, electronic till. Seating at wooden tables, upholstered chairs and bar stools. Upholstered bench seating. Focal fireplace with real fire and flat screen TV above. Framed horse racing prints and memorabilia decorating the walls (some of which is personally owned). AWP and Video machine (rented). Stairs up to;

### FURTHER TRADING AREA

Continued in the same style as the lower bar with raised seating area at timber tables, chairs and bar stools. Painted tongue and groove panelling to dado height, 2 wall mounted wide screen televisions and internet hub with PC. Side entrance door. Vending machine (rented).

Steps down to **POOL ROOM** with pool table, panelled walls, and Victorian style skylight. Wall mounted wide screen television.

### COMMERCIAL KITCHEN

Well equipped with full inventory of commercial kitchen equipment. Full canopy extraction system and non-slip floor.

### LADIES CLOAKROOM

With 3 WC's, wash hand basin, tiled walls and non-slip floor.

### GENTS CLOAKROOM

Urinals, 2 WC's, 2 wash hand basins, tiled walls and non-slip floor.

### DISABLED WC

From the Main Bar stairs down to

### CELLAR BAR/COMPETITION DARTS ROOM/FUNCTION ROOM

Recently completely refurbished with stone flooring, central granite topped BAR SERVERY, seating at high bar tables and stools. Wall mounted flat screen TV and recessed lighting. Through to;

Interconnected Darts room with 3 state of the art Dart boards and oches. Stripped wood flooring, wall mounted speakers and air conditioning unit.

Separate **STORE ROOM** with fire escape access to outside.

**TEMPERATURE CONTROLLED CELLAR** with ring main python and further storage space.

### OWNERS ACCOMMODATION

Comprising:-

#### FIRST FLOOR

**STORAGE CUPBOARD** to top of stairs.

**Dual aspect LIVING ROOM**

**DOUBLE BEDROOM**

**OFFICE/SINGLE BEDROOM**

**FAMILY BATHROOM**

With corner bath, WC, wash hand basin, shower cubicle with tiled walls and floor.

Outside private **DECKING AREA**

#### **SEPARATE WC**

**DOMESTIC KITCHEN** with fitted units.

Stairs up to

**ATTIC DOUBLE BEDROOM** with en-suite.

#### SECOND FLOOR

**2 DOUBLE BEDROOMS** with Velux windows.

**BATHROOM** with shower, WC and wash hand basin.

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## OUTSIDE

To the front of the Inn is a paved trade area with seating at circular pub benches.

## GENERAL INFORMATION

### RATEABLE VALUE

£29,000. Rates Payable £4,389.00pa. For information, we advise you to contact the Local Authority, Teignbridge District Council Tel. 01626 361101.

### BUSINESS

Dicey Reilly's is a well-known and very successful town centre pub with a strong contingent of regular and local customers, boosted by the substantial tourist trade during the summer months. The business is one of the most successful wet led pubs in Teignmouth with a well-established trade and the benefit of being a Freehouse. The warm and welcoming atmosphere at Dicey Reilly's makes the pub a popular place for all ages to visit year round with an ever changing events programme together with regular live music nights. The pub has recently benefitted from the refurbishment of the Cellar Bar and Darts Room and hosts 3 home darts teams and is now on the County Darts Super league circuit which is proving very lucrative. The pub also shows all the major BT/Sky sporting events on the many big screen TVs.

The pub is currently run by the owners with a team of full and part time staff. Dicey Reilly's trades all day, every day, 7 days a week from 11.00am until midnight with a valuable late license on Fridays and Saturdays, allowing the pub to trade until 3am. Whilst the current owner has decided not to offer food, there is huge potential to reintroduce a food menu which has been very successful in the past. The catering kitchen is fully equipped and ready to go.

For further trading information please contact Matt Bettsworth on 01803 212021

NB. The purchase of Dicey Reilly's will attract VAT at 20%. This will be recoverable in the usual way.

### SERVICES

We are informed that all mains services are connected.

### INVENTORY

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

### STOCK

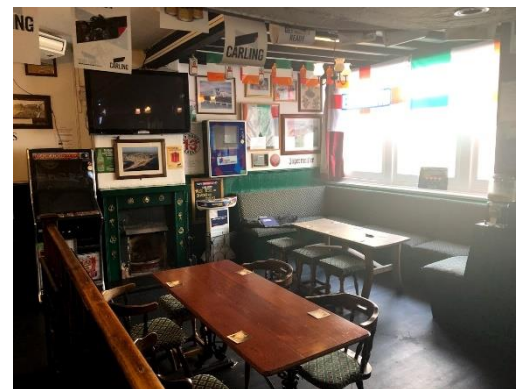
Wet and Dry stock in trade and Bar Glassware will be taken over by the purchaser at valuation on the day of completion.

### TENURE

The property is available on a new 'free of tie' lease with further terms to be agreed, at a guide rent of £35-40,000 pa.

**NB** – The property is alternatively available freehold at a guide price of £550,000.

### EPC - AWAITING



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