

The Hop N Grapes

Ref No: 3448

Lower Union Lane, Torquay, Devon, TQ2 5PR



Traditional Town Centre Pub Situated just off Union Street

Close to the Main Shopping and Business Area of the Town

Currently Run by a Manager but can be Sold with Vacant Possession

Two Character Bars, Commercial Kitchen, Large Beer Garden

Two Bed Owners Flat – Priced to Sell

£175,000 + VAT Freehold

Interested in this property?

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DESCRIPTION

The Hop "N" Grapes is an attractive period property with the exterior rendered white offset with black painted timbers enhanced in the Summer months with hanging baskets and outside lighting. The interior of the pub is traditional with two bars with seating for about 80, a games room which also doubles up as a family room plus an attractive secluded rear walled trade garden. The Hop 'n' Grapes has one of the few pub gardens in the Town Centre. The sunny, secluded garden is very popular with a large patio and lawn area seating 70+.

LOCATION

The Hop "N" Grapes is situated in Lower Union Lane which runs parallel with Union Street, the main shopping and business areas of the Town, close to the Union Square Shopping Centre and the Town Hall. Torquay is the major resort in the heart of the English Riviera. The three coastal towns of Torquay, Paignton and Brixham together form the Borough of Torbay. Torquay, facing South overlooking the Bay, is recognised as the principal Town. Torbay has an indigenous population in excess of 120,000 over half of whom live in Torquay making it one of the major conurbations of the South West Region. The main industry in the area is Tourism and the population increases dramatically during the Summer months with the influx of visitors to South Devon.

The accommodation briefly comprises:-

GROUND FLOOR

Double doors leading to:-

ENTRANCE PORCH

With glass double doors into:-

ENTRANCE HALL

Laminated wooden floor, stairs to **FIRST FLOOR** and glazed double doors to:-

MAIN TRADING AREA

Windows to the front, laminated wooden floor, AWP machine, central heating radiators, seating for approximately 24 at timber topped tables with upholstered chairs and upholstered stools and upholstered bench seating. Timber topped and fronted **BAR SERVERY** with non slip flooring, six hand pulls for real ales, multiple beer fonts, soft drinks dispenser, 2 glass fronted double bottle fridges, glass fronted single bottle fridge, shelves under the bar for glass storage, electronic till, ice machine, **BACK BAR** with bottles and optics.

REAR TRADING AREA

Laminated wooden floor, timber clad walls to dado level, seating for approximately 24 at timber topped tables with upholstered chairs and upholstered bench seating, pool table, central heating radiators, beamed ceiling, feature fireplace with brick surround, flat screen TV, **BAR SERVERY** with non slip flooring, beer fonts, soft drinks dispenser, shelves under bar for glass storage, **BACK BAR** with glasses and optics, stainless steel sink, doorway to:-

FURTHER TRADING AREA

Paved flooring, beamed ceiling, upholstered bench seating, central heating radiators, in need of renovation.

BEER CELLAR

Temperature controlled beer cellar with ring main and python system.

STORAGE CUPBOARD

With door to outside. Door to **GARAGE**.

OFFICE/STORAGE ROOM

With plumbing for washing machine, wall mounted fire alarm system.

COMMERCIAL KITCHEN

With non slip flooring, part tiled walls, dumb waiter, dishwasher, sink and drainer, various commercial kitchen equipment with main hood extraction.

OFFICE/STORAGE ROOM

With plumbing for washing machine, wall mounted fire alarm system. Stairs down to:-

AUXILIARY ROOM

Used for storage, houses wall mounted combi boiler.

FIRST FLOOR

GENTLEMENS CLOAKROOM

3 urinals, 2 WC'S, wash hand basin. Tiled walls.

LADIES CLOAKROOM

3 WC's, 2 wash hand basins, tiled walls. Door to:-

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PRIVATE FLAT

BATHROOM

With bath, WC, wash hand basin, electric shower over.

DOUBLE BEDROOM

LIVING ROOM

DOUBLE BEDROOM

With walk in wardrobe and shower room with WC.

TRADE GARDEN

With patio area with veranda, outdoor lights and sound, through to walled trade raised **BEER GARDEN** with fire escape to back of building.

GENERAL INFORMATION

RATEABLE VALUE

£15,000. Council Tax Band B. For information, we advise you to contact the Local Authority, Torbay Council Tel. 01803 207207.

SERVICES

We are informed that all mains services are connected.

INVENTORY

To include furnishings and equipment as per an inventory to be supplied.

EPC RATING D

VIEWING

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

www.bettesworths.co.uk
29/30 Fleet Street
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