

The Maltsters Arms

Ref No: 3417

Harbertonford, Totnes, Devon, TQ9 7SZ



Prominent, Grade II Listed Traditional Freehold Freehouse

Fronting the Main Totnes to Kingsbridge Road in this Beautiful Part of the South West

Main Bar, Games Area, Cloakrooms, Beer Cellar, Domestic Kitchen, Snug

Private 2 Bedroom Living Accommodation with Living Room, Domestic Kitchen & Bathroom

Currently Closed - PRICED TO SELL

Offers in Excess of £100,000 + VAT Freehold

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LOCATION

Harbertonford is a village of about 300 houses, located approximately 3 miles south of Totnes in this rather special area of the South Hams. It lies in the valley of the Harbourne River, which is a tributary of the River Dart. The village has a pub, garage, primary school, church, post office and several small businesses.

DESCRIPTION

An attractive Grade II Listed, 2 storey semi detached stone built property under a pitched roof.

The premises briefly comprises:-

Entrance door through to:-

MAIN BAR

Traditionally decorated and presented trading area. Central exposed stone fireplace with cast iron wood burner.

MAIN BAR SERVERY

Timber topped, tongue and grooved fronted.

SEPARATE GAMES AREA

GROUND FLOOR BEER CELLAR

PART COMMERCIAL/PART DOMESTIC KITCHEN

GENTS CLOAKROOM

With 2 urinals, wash hand basin, 1 WC.

LADIES CLOAKROOM

With WC, wash hand basin. Stairs to:-

FIRST FLOOR PRIVATE LIVING ACCOMMODATION

LIVING ROOM

DOMESTIC KITCHEN

With fitted cupboards.

2 DOUBLE BEDROOMS

BATHROOM

With WC, wash hand basin and bath with wall mounted electric shower over.

GENERAL INFORMATION

RATEABLE VALUE

£4,450. Rates payable £1,935 (this may be eligible for small business rate relief). Council Tax Band A. For information, we advise you to contact the Local Authority, South Hams District Council Tel. 01803 861234.

THE BUSINESS

The Maltsters Arms has previously been run under a tenancy agreement and landlords Heavitree Brewery Plc have now decided to sell their Freehold asset with vacant possession. The business previously traded as a wet led operation, serving the local community which benefits from an influx of tourists to the area during the summer months. Freehold Inn which would lend itself to a number of uses within the catering/licensed property sector, particularly if operated as an owner occupier

business. For further information please contact Matt Bettesworth at Bettesworths.

VAT (PROPERTY)

Buyers should be aware that the pub element of the property is VAT elected and therefore should make their own enquiries. For further information, please contact Agents Bettesworths.

SERVICES

We have been informed that the property is connected to mains water, electricity and drainage, calor gas is used for cooking. There are night storage heaters to the residential element.

INVENTORY

A limited inventory will be included in the sale.

ASSET OF COMMUNITY VALUE

Please note that the property has been listed as an ACV under South Hams Council although the full moratorium period for the Maltsters Arms ceased on 19th December 2019. No further moratorium will apply to the sale of the asset until 19th December 2020 and the owner is free to sell to whomever they choose and at whatever price until this date. If the property remains on the market after this date a new moratorium period will commence. For further information please contact South Hams Council or speak to the agents Bettesworths.

EPC RATING C



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.

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