For Sale

The Bell Inn

Cross Street, Moretonhampstead, Devon TQ13 8NL

Guide Price £165,000 Plus VAT Freehold

• Dartmoor freehold public house
• Three bed owner’s flat
• Ground floor bar
• First floor function room bar
**Location**

Moretonhampstead is a small market town and civil parish in Devon. It lies on the edge of Dartmoor and relies heavily on tourism, being a suitable dropping off point for visitors as they approach the Moor. The town has two pubs and a hotel, with the well regarded Bovey Castle being nearby.

The Bell occupies a corner position at the centre of the town, close to the main car park.

**Description**

A two storey mock-Tudor style building with trade areas on the ground floor with function room/restaurant at first floor with owner’s accommodation.

**Accommodation**

The main bar has two entrance doors which lead to an open plan public bar with single wooden bar servery. There is a pool area to one side and small seating area to the other (part of flying freehold at ground floor level). Overall the bar can accommodate 34 covers.

Rear lobby provides access to kitchen, cellar, store, ladies and gents WC.

From the main bar there is an open stair to the first floor lobby with access to the function room/restaurant, owner’s accommodation and further ladies and gents WC.

Function room/restaurant: Able to accommodate 40 covers with small bar servery and fire escape access to one end. Part of this area is a flying freehold above the ground floor.

The owner’s accommodation comprises two double bedrooms, single bedroom, kitchen, lounge and store room.

**Planning**

Interested parties should make their own enquiries to the local planning authority which is Teignbridge 01626 361101., www.teignbridge.gov.uk. The property is within the Dartmoor National Park.

**Rating Assessment**

The rateable value from 1 April 2017 has been set at £13,400. Council tax band A.

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<th>Year</th>
<th>Small Business Multiplier</th>
<th>Higher Multipliers</th>
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<tr>
<td>2016/17</td>
<td>48.4p</td>
<td>49.7p</td>
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<td>2017/18</td>
<td>46.6p</td>
<td>47.9p</td>
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**Conditions**

The sale will be subject to contract; and vendors board and trustees approvals.

**Pre-Contract Enquiries**

The vendor operates an estate of leased and tenanted public houses and does not have knowledge of the day to day running of the property and will therefore not respond to any pre-contract enquiries. The purchaser must rely on their own enquiries from their survey, inspection and searches.

**Fixtures & Fittings**

The vendor is not including any items of furniture; equipment, trade fixtures and fittings. Any that are left post completion are not warranted for their suitability, safety or ownership. The vendors will not be supplying an inventory.
Third Party Ownerships

Items that are owned by third parties will be excluded from the sale and will be removed from the property, these items may include – gaming and vending machines; pool tables; items that are subject to rental or hire purchase agreements; beer flow monitoring equipment; beer raising and dispense equipment (although these are usually included within “the national agreement”).

Trade

Please be advised there are no trading accounts available and the guide price has been set to reflect this. Our client is also not in the position to answer standard CPSE enquiries.

Conditions

The sale will be subject to contract.

Terms of Availability

The property is available freehold with a guide of £165,000 plus VAT. Offers can be sent by post or email for the attention of Michael Easton. In order that we can give detailed consideration to all the offers received, we ask that the following information is included with your offer:

- Name and address
- The headline amount offered
- Any conditions
- Proof of funding
- Solicitor details

Legal Costs

Each party to bear its own costs.

EPC: B

Tax

VAT will be payable on 90% of the purchase price.

Viewing & Further Information

Property inspection and viewing strictly by appointment. No direct approach may be made to the business.

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