



For Sale / For Lease

The Copper Key

Fore Street, North Tawton, EX20 2ED

Freehold or Free of Tie Lease

- Substantial property available as a going concern
- Character thatched public house
- Substantial village free house
- Full trade inventory



Location

The property is located on the edge of the historic town of North Tawton which is located approximately 7 miles east of Okehampton and 11 miles west of CREDITON. There is a resident population of approximately 1,600 people and the town has recently been the location of the television series Jam and Jerusalem.

The town boasts successful football and rugby teams along with all the usual amenities expected in a town of this size including convenience store, Primary school, doctor’s surgery and bank.

Description

The Copper Key is a traditional thatched public house with accommodation over two floors with private and letting accommodation at first floor level and bar, restaurant and pool room/skittle alley at ground floor level.

There is a garden and small tarmac area to the front of the property with a covered smoking area to the rear.

Accommodation

The property is accessed from the front with a door leading into the main bar area with return bar servery, seating, open fire and access to a games room with pool table.

Leading off the main bar can be found the gents WC’s and double door access leading into the restaurant area providing for approximately 24 covers.

There is access to the catering kitchens from the restaurant area with a good range of commercial equipment including six ring gas hob and oven, microwave, stainless steel tabling, upright freezers etc.

The skittle alley/pool room is accessed from the main bar with ladies WC’s. It has a through bar servery, seating area, skittle alley and darts and pool area. Access to the rear of the property is gained from this area where a covered smoking facility can be found.

There is a beer garden leading off from the smoking area with 4/5 tables.

Living Accommodation

The private accommodation is found at first floor level and has gas fired central heating. It comprises four bedrooms and could be split to provide for two small flats. It currently comprises internal stairway to lounge leading to master bedroom. Inner hallway to double bedroom, two single bedrooms, two separate bathrooms. Separate external access to side.

Rating Assessment

The rateable value for 1 April 2010 has been set at £9,000 The 2017 valuation is set to £16,000.

Year	2016/17	2017/18
Small Business Multiplier	48.4p	46.6p
Higher Multipliers	49.7p	47.9p

Planning

The property currently trades as a public house and restaurant. Interested parties should make their own enquiries of the local planning authority which in this case is the West Devon Borough Council. www.westdevon.gov.uk

Repairs & Maintenance

Lessee’s will be required to pay into a repairs and maintenance fund.

EPC

Grade II listed exempt



Terms of Availability

Offers are invited for the freehold interest in the Copper Key within the region of £320,000 to include fixtures, fittings and goodwill. Stock and glassware at valuation.

We understand the trade is predominantly wet led and there is the ability to increase the food trade.

Our client would consider the issuing of a free of tie lease with terms to be agreed. Our client would only wish to issue a free of tie lease to people who are experienced in the licensed and catering trade. Our client would also consider part exchanging property for the business.

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:

- The name and address of the lessee.
- The headline amount offered for the rent.
- Any rental concessions.
- Business plan
- Proof of funding
- References

Legal Costs

Each party to bear its own costs.

Tax

VAT will be payable on the rent payable. Please be advised that stamp duty is payable on the new lease term

Viewing & Further Information

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

For Sale or For Lease – Rental Offers Invited

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