

# WALKHAMPTON INN

**WALKHAMPTON • YELVERTON • DEVON • PL20 6JY**



***A delightful Country Inn situated in the centre of the village of Walkhampton located 11 miles to the north of Plymouth and 5 miles south-east of the stannary town of Tavistock. The pub lies within the boundary of the Dartmoor National Park . Currently closed and ceased trading. New FREE OF TIE lease available. Ideal for an experienced couple or family. Strong catering background essential.***

Three Trade Areas • Commercial Kitchen • Four Letting Rooms • Trade Garden • Ladies and Gents Cloakrooms  
Car Park • Two Bed Owners Accommodation

**Offers invited for all furnishings and equipment (not tested) on site.  
In addition the successful applicant will require additional funds for rent/insurance in advance, plus  
stock/glassware and working capital.**

## **RENTAL OFFERS INVITED A NEW 20 YEAR FREE OF TIE LEASE**

To Include Trade Inventory & Goodwill

**Ref: 1950**

## LOCATION

Walkhampton is a delightful village situated on the western edge of Dartmoor National Park. The village 11 miles north of the City of Plymouth and the A38 trunk road linking the south west to the rest of the country, and 5 miles from the popular stannary town of Tavistock. The villages of Horrabridge, Yelverton and Dousland are all within 2 miles of Walkhampton. The village also has a primary school named Lady Modiford's School which was founded in 1719, though the present building with its distinctive bell and clock tower dates from the second half of the 19th century. Walkhampton church, which is Grade I listed, is on an ancient elevated site about half a mile north-west of the village. Unlike most churches which face east, it faces north-east, the direction of the rising sun on the longest day.

## DESCRIPTION

The Walkhampton Inn is a substantial, detached property believed to date from the 17 century, with rendered walls under a pitched slate roof. The three interlinked trade areas are full of character with exposed stone wall, open fire places and beamed ceilings, and are served by a well equipped commercial kitchen. There are four letting rooms on the first floor (two en-suite) and owners accommodation including two bedrooms, lounge, kitchen/breakfast room and family bathroom. Outside there is a car park to the side and a paved trade garden to the rear of the pub.

The property briefly comprises:-

Part glazed front door to:-

### ENTRANCE/TRADE AREA

Windows to the front and rear, carpeted, central heating radiator, exposed stonework and timber clad walls to dado rail, wall light points. Archway through to:-

### MAIN BAR

Windows to the front, 'L' shaped trade area, carpeted, exposed stone walls, seating for approximately 34 at timber topped tables with a mixture of upholstered bench seating and wooden high backed chairs. Open fireplace with slate surround and mantle over, wall light points, beamed ceilings, second open fireplace with stone surround and mantle over. Timber topped and fronted **BAR SERVERY** with non slip flooring, 5 hand pulls for real ales, beer fonts, soft drink dispenser, stainless steel sink and drainer, shelves under the bar for glass storage, double glass fronted bottle fridge, electronic till, back bar with optics and shelves for glass storage. Further archways to:-

### SNUG AREA

Window and door to the front, exposed stone walls, beamed ceiling, carpeted, central heating radiator, wall mounted darts board, seating for approximately 6, cast iron woodburner and wall light points.

### COMMERCIAL KITCHEN

Well equipped kitchen with window to the rear, non slip flooring, stainless steel extraction system, Lincat 6 burner gas hob with oven under, Lincat double deep fat fryer, stainless steel preparation tables, deep double stainless steel sink and drainer, 2 upright fridge/freezers, Lincat double deep fat fryer. Door to small **UNDER STAIRS STORE CUPBOARD** with shelves for dry goods storage. Servis large upright fridge and LEC upright fridge/freezer.

### GENTS COAKROOM

Windows to the side and rear, 2 urinals, single cubicle with close couple WC, wash hand basin, upvc clad walls, tiled floor.

### LADIES CLOAKROOM

Lino flooring, window to the rear, close couple WC, upvc clad walls and wash hand basin.

From the Rear Lobby stairs to the **FIRST FLOOR LANDING**  
With door to:-

### LETTING ROOMS - NOTE:

These rooms do not comply with Fire Safety regulations and therefore cannot at present be used for letting purposes. The Wellington Pub Company would consider making a contribution towards the costs involved in meeting Fire Safety regulations.

### LETTING ROOM 1

Large double room, window to the front, carpeted, beamed ceiling, central heating radiator, window seat and door to:-  
**EN SUITE SHOWER ROOM** Tiled shower cubicle with electric shower over, close couple WC and pedestal wash hand basin.

### LETTING ROOM 2

Large double room, window to the front, carpeted, exposed stonework, central heating radiator, built in wardrobe and door to:-

**EN SUITE SHOWER ROOM** With window to the front, tiled shower cubicle, close couple WC and pedestal wash hand basin.

### OFFICE

Window to the rear, large room with built in cupboards and central heating radiator (could possibly be used as a Letting Room).

### LETTING ROOM 3

Double room with window to the rear, carpeted, central heating radiator and connecting door to:-

### INNER HALLWAY

and further door to:-

### SHOWER AND WC

With tiled shower cubicle, electric shower over, close couple WC and pedestal wash hand basin.

Door to:-

#### LETTING ROOM 4

Single room, window to the front, carpeted, central heating radiator (this was used by the last owners as an additional family bedroom).

From the Inner Hallway, door to:-

#### OWNERS FLAT

##### KITCHEN/BREAKFAST ROOM

Window and glazed door to the rear overlooking the trade garden. A range of base and wall units with roll edge work surfaces over, inset 1½ bowl stainless steel sink and drainer. Plumbing for washing machine, electric cooker point and central heating radiator.

Stairs to **SECOND FLOOR LANDING**

Carpeted with door to:-

#### OWNER'S LOUNGE

Good sized room with window to the side, carpeted, central heating radiator, vaulted and beamed ceiling and exposed stonework.

#### SECOND BEDROOM

Double bedroom with window to the front, carpeted, central heating radiator, vaulted and beamed ceiling, exposed stonework, pedestal wash hand basin and built in wardrobe.

Through the Owners Lounge, connecting door to:-

#### SECOND LANDING

Carpeted, central heating radiator and doors to:-

#### MAIN BEDROOM

Double room with window to the side, carpeted, central heating radiator, exposed stonework, vaulted and beamed ceiling and built in wardrobes.

#### BATHROOM

Window to the side, carpeted, vaulted and beamed ceiling, central heating radiator, suite comprising corner bath with tiled surround and shower fitting over, pedestal wash hand basin and close couple WC.

From the second inner landing, stairs down to the first floor.

#### OUTSIDE

To the right hand side of the property there is a tarmac **CAR PARK** with parking for approximately 7 cars.

Adjacent to the car park is a single storey extension housing **TEMPERATURE CONTROLLED BEER CELLAR** with stillages for real ales, ring main and python system, door to further **BOTTLE STORE**.

Outside the main door there is a small 'L' shaped **TRADE AREA** with traditional bench seating for 8.

A door from the main trade area leads out to a **TRADE GARDEN** which is raised and paved with seating for approximately 22 at traditional pub bench seats. The garden has raised flower beds and walls surrounding and a rear gate.

### GENERAL INFORMATION

#### RATEABLE VALUE

£10,950. Rates payable £3,532.88. Council Tax Band B. For information, we advise you to contact the Local Authority, West Devon District Council Tel. 01822 813751.

#### TENURE

We are advised that the premises will be offered on a new Free of Tie lease from the Wellington Pub Company for a term of 20 years with index-linked annual reviews together with open market rent review every five years, full repairing and insuring covenants and at a rent to be agreed with the landlords.

*Applicants will be required to provide detailed background information and a business plan to be approved by the lessors. A personal licence is also necessary. References and a credit check will also be applied for. This pub requires an experienced operator with high level catering and marketing skills.*

#### SERVICES

We are informed that all mains services are connected.

#### INVENTORY

The successful applicant will have the option to purchase all remaining fixtures and fittings at a price to be agreed.

#### STOCK

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

#### EPC RATING

'F'

*Please note that the interior photographs are historic.*





# Bettesworths



**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. **VIEWING:** By appointment with the Agents – BETTESWORTHS



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