



# The Monks Retreat

Broadhempston, Totnes, Devon, TQ9 6BN



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**Busy and Popular 'Free of Tie' South Devon Village Inn**  
**Charming Character Property with 3 Trading Areas Providing 50 Plus Covers**  
**3 Bed Owners Accommodation**  
**Well Established Business with Potential to Grow Trade Further**

## LOCATION

The Monks Retreat is positioned in the heart of Broadhempston, a popular and attractive village located in the valley of the River Hem. The property is a short drive from the village of Ipplepen and 6 miles from Newton Abbot town centre. The village has a mix of all generations with a church, primary school, newly built village hall and an award winning shop/post office.

Totnes and Ashburton are also within a 5 mile radius. Broadhempston is also conveniently located to the A38 dual carriageway providing speedy access to further destinations such as Plymouth, Exeter and Dartmoor National Park.

## DESCRIPTION

This imposing Grade II Listed property dates back to 1456 and was extensively refurbished in 2016 including electrics and plumbing. The accommodation is currently arranged as ground floor lounge bar with restaurant and function room, recently erected side extension used as dining space together with a fully equipped commercial kitchen. The first floor is currently used as owners' accommodation although has been arranged as 3 letting rooms previously.

Externally, there is a decked beer garden overlooking the Church of St Peter & St Paul at the rear and pub benches to the front.

Ref No: 4883

£20,000 Leasehold

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The accommodation briefly comprises:-

## ENTRANCE PORCH

Leading to:-

## LOUNGE BAR

With wood floor throughout. Painted timber beams. Substantial open fireplace with wood burner. Part exposed stone walls which are part panelled, tables and chairs for approximately 20. The area is surrounding a traditional timber topped open bar servery with back bar fittings. Step up to:-

## RESTAURANT/DINING ROOM

Character room with exposed beams, open fireplace and table and chairs for approximately 20. Carpeted.

## OAK ROOM

A light and airy trading space with 12 covers, situated to the far right hand side of the building, completed in 2016.

## LADIES & GENTS CLOAKROOMS

## COMMERCIAL KITCHEN

Fully equipped with good quality commercial equipment.

## TWO STORAGE ROOMS

Housing fridges and freezers. Adjacent to the kitchen there is a:-

## BEER CELLAR

## FIRST FLOOR

Currently arranged owners accommodation with 2 en-suite bedrooms and a 3rd bedroom with Living Room and bathroom.

## EXTERIOR

Decked beer garden to the rear of the property. There is also seating to the front of the property at a number of circular pub benches.

## GENERAL INFORMATION

### RATEABLE VALUE

2023 List: £7,100. Please note this is not Rates Payable. 100% Small Business Rate Relief will be available for eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority, Teignbridge Council.

### BUSINESS

The Monks Retreat is a popular Village Inn which serves both the local community and the wider catchment area between Totnes, Newton Abbot and Torbay. The Inn is a well established business and has a healthy mix of food and wet sales.

The Inn would be well suited to an 'owner driver' couple, with one being from a chef/catering background. The property has low overheads, little or no requirement for any further capital investment and a captive audience providing a wonderful opportunity for new owners to stamp their mark on this rather special pub. There is plenty of untapped potential to grow the business further including the reintroduction of the letting bedrooms.

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Trading figures will be provided to bone fide interested parties following a formal viewing, arranged through the sole selling agents Bettesworths.

## **TENURE**

The property is held on a free of tie and full repairing and insuring lease at a current rent of £20,000 plus VAT per annum. The lease has the benefit of security of tenure and has 6 years unexpired.

## **INVENTORY**

The furnishings and fittings will be used by the tenant however will remain under the ownership of the landlord.

## **STOCK**

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

## **SERVICES**

We have been informed the premises are connected to mains water, sewerage and electricity. Oil fired central heating. LPG cooking gas.

## **EPC RATING D**

## **VIEWING**

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

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