

Philip D Fowler • 40 The Square • Chagford • Devon TQ13 8AB

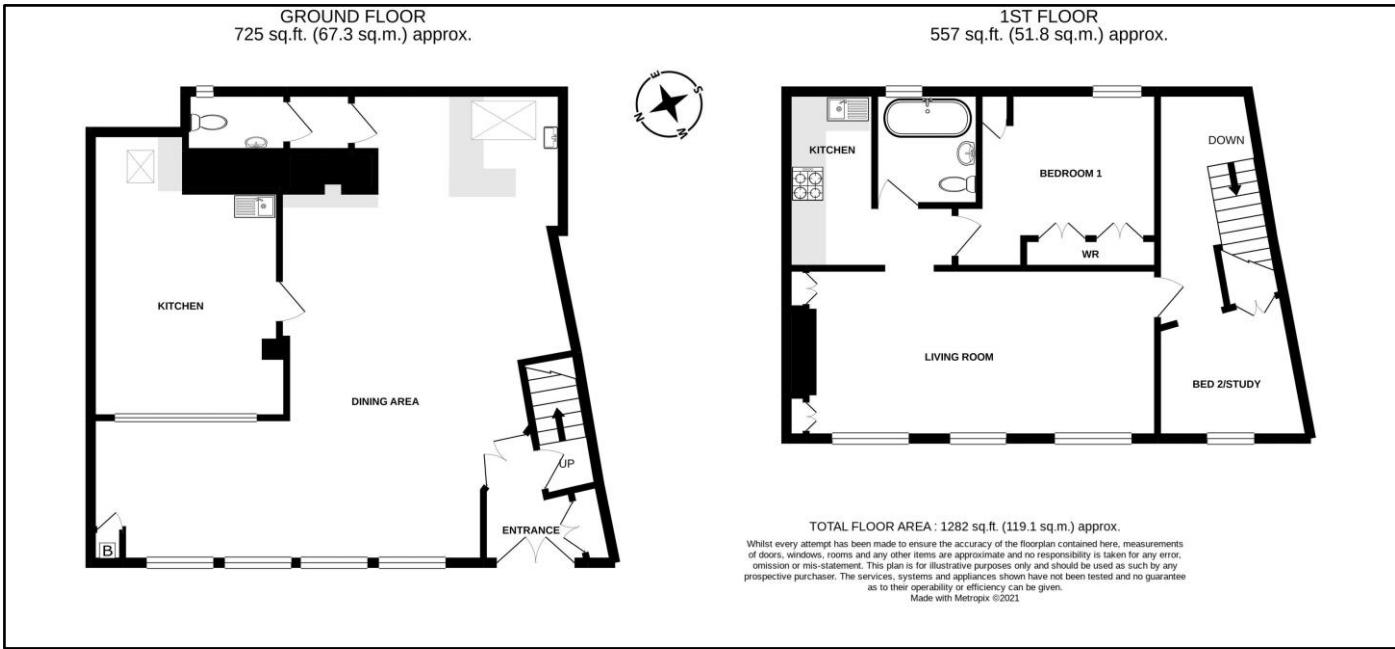
## Old Forge Caffe and Restaurant, 6 The Square, Chagford TQ13 8AB

Price : £95,000 for the Business and Lease



- Successful business for sale • Great location on the Town Square •
- Covers for 22 in a bright and comfortable restaurant with a customer w.c. • Coffee bar/counter •
- Commercial kitchen • First floor business owners accommodation with double glazing •
- Living room • kitchen • Two bedrooms and a bathroom • Mains gas fired central heating •





## The Property

The Old Forge Caffe is a top Trip Advisor destination for food in the ancient Stannary town of Chagford on Dartmoor. It has a broad frontage with lots of windows for good natural light which sits beneath a tiled canopy and there are broad double doors into the lobby and cafe through which the horses would have gone when it really was a forge. The restaurant area has space for 22 covers and there is a lovely, warm ambience helped by the honey coloured pine floor and the brick fireplace with a gas coal fire. There is a customer w.c., a commercial kitchen and a counter/coffee bar. Upstairs there is a flat with two bedroom accommodation, a living room, kitchen and a bathroom with a shower. The flat is double glazed and the whole building is gas centrally heated. The business lease has 8 years remaining of a 15 year initial term with a quarterly rent of £4,250.

## Situation

The Old Forge Caffe is situated at the lower end of The Square in the bustling ancient Stannary Town of Chagford. This busy little town attracts thousands of discerning visitors every year and is a gateway to the delights of the Dartmoor National Park and the moor itself. When you drive up into Chagford the Old Forge Caffe can be found on the left where the road splits to rise up each side of The Square.

### Viewing by appointment only

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## Accommodation

### The business

There has been a cafe/restaurant on this site in Chagford for half a Century or more and the present owners have an attractive and profitable business which is popular with both locals and visitors. It polls consistently high on Trip Advisor. In a normal year the owners can expect to turn a gross profit of around £40,000 and of course the nature of this business, with the business owners accommodation above, additionally helps to cover many of the day to day costs of living. A more detailed breakdown of the business accounts may be requested.

### Entrance lobby

Broad timber painted double doors lead from the street into an entrance lobby with a panelled door to the private staircase to the business owners accommodation and a pair of glazed self closing inner doors to the restaurant. In the lobby is a large storage cupboard for cleaning equipment and coats and boots and above the double doors are the cupboards concealing the electric meters and circuit breaker boxes.

### The restaurant 26' 11" x 26' 4" max (8.20m x 8.02m)



This is a bright and cheerful space with a broad bank of front windows and top lights with a long window sill. The room is 'L' shaped with a pine floor, an understairs store cupboard, a built in boiler cupboard with a concealed Baxi gas fired central heating boiler, four large double radiators, 16 downlighters and three mounted spotlights and two smoke alarms hardwired. Set towards the rear of the room is a large brick clad chimney breast with a raised clay tiled hearth and a fitted gas coal fire and there is a coffee bar/counter with the staff service space behind (8'8" x 6'3" / 2.61m x 1.90m), oak work surfaces and counter and ample space for a coffee machine, cash register and other equipment. A small hand wash basin is installed with a mixer tap. At the very rear of the room is the panelled door to a lobby and w.c.

### Lobby/w.c. 9' 2" x 13' 1" (2.79m x 3.98m)

This space comprises a lobby with a self closing door, a commercial vinyl floor, a wall light point, a panelled door to the w.c., a low level w.c. and a wash hand basin. A high mounted window provides some light and ventilation and there is an electric extractor fan.

### The kitchen 9' 0" x 13' 1" plus larder recess (2.74m x 3.98m)



The kitchen has fitted stainless steel commercial specification units with a large extraction hood, a gas hob and oven, griddle and hot plate, a stainless steel sink and drainer and space for fridges and freezers. There are internal windows high mounted in the wall for natural lighting and a velux double glazed skylight is ceiling mounted above the larder storage recess. There are eight downlighters, a commercial vinyl floor, two wall mounted spotlights and a hard wired smoke alarm.

### The Flat

#### Entrance

From the ground floor lobby a staircase rises to the flat which has a first floor landing with a rear facing upvc double glazed window, a wall light point, a solid balustrade, a single panel radiator and panelled doors to the living room and bedroom 2/store.

#### Bedroom 2/store 9' 8" x 6' 10" (2.94m x 2.08m)

A front facing room with a upvc double glazed window with a deep sill, a built in wardrobe with louvred doors, a single panel radiator and a wall light point. Presently this is used as overspill storage but it has been a bedroom in the past.

**Living room 21' 4" x 9' 11" (6.50m x 3.02m)**



A half step leads down from the landing level to this attractive and bright room with three upvc double glazed windows, a mock stone fireplace with a fitted gas/coal fire and a paved hearth, two low cupboards beside the fireplace, two ceiling light points and two double panel radiators. A doorway leads to the inner lobby.

### **Inner lobby**

This is slate floored and has access to the kitchen, bathroom and bedroom 1.

**Flat kitchen 10' x 5' 1" (3.05m x 1.55m)**



Fitted with a range of modern base and wall units with roll top work surfaces and colourful tiled splashbacks. The units incorporate a single drainer stainless steel sink with a mixer tap, a 4 ring gas hob with an electric fan oven below and a circulator hood and light above. There is a half size dishwasher, a washer dryer, a small upvc double glazed window and slatted glazed exterior panel and a wall mounted gas fired Baxi boiler for hot water.

**Bathroom 6' 5" x 6' (1.95m x 1.83m)**



This is a fully tiled bathroom with subway tiles and a large composite claw foot bath and side mounted mixer plus a wall mounted thermostatic shower with a rain shower head and a chromed shower curtain rail. A wash hand basin is fitted with chromed taps and a shaver point and wall mounted mirror and there is a low level w.c. A towel rail/radiator is wall mounted and there are three downlighters and an extractor fan. A upvc obscure glazed window faces to the rear.

**Bedroom 1 9' 11" x 9' 8" (3.02m x 2.94m)**



A double room with a rear facing upvc double glazed window, two fitted double wardrobes and a cupboard concealing the hot water cylinder and the shower pump. There is a single panel radiator.

### **Directions**

On foot from from Fowlers entrance doors turn right and walk down The Square. Continue for about 150 metres and the Old Forge is on the right.