



Substantial cafe and restaurant occupying a prominent trading position with comfortable seating for 150+ customers, with well equipped commercial catering kitchen and ancillary facilities, spacious family sized 3 double bedroom owners apartment and large private car/coach park. Excellent blank canvas opportunity with much potential.

**LORDS CAFE & RESTAURANT
TAVISTOCK ROAD, PRINCETOWN, DARTMOOR, DEVON, PL20 6QE
LEASEHOLD GUIDE PRICE: £30,000 REF: 2056**

Suite B, Castle View Barns, Woodmanton, Exeter, Devon, EX5 1HQ Tel: 01392 201262
Email: info@stonesmith.co.uk Web: www.stonesmith.co.uk

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THE PROPERTY

Lords Cafe & Restaurant is a substantial and prominent cafe and restaurant premises with a large 3 double bedroom owner's apartment and customer car park. The business is currently closed, however a comprehensive inventory of equipment remains and is included within the proposed purchase price. The business is being offered for sale by way of a new lease. This is a unique opportunity to purchase a substantial and highly desirable moorland cafe and restaurant business and for incoming operators to develop their own style of trade to suit their own personal requirements. The premises briefly comprise:- extremely spacious Cafe and Restaurant Areas providing extensive dining space for 150 plus customers; superior and well equipped Commercial Catering Kitchen with ancillary and welfare facilities; Self-Contained Family Sized 3 Double Bedroom Apartment with Sitting Room and Kitchen/Breakfast Room and Bathroom. Externally to the rear is a large Car Park with space for around 20 cars and up to 10 coaches.



SITUATION

Lords Cafe & Restaurant is situated in a prime prominent trading position in the heart of the famous and historic moorland town of Princetown. Dartmoor Prison, a major tourist attraction, is located within the town, which has over the years has become one of the most visited tourist haunts in Devon, being particularly popular with coach tours and proven to be a valuable stop off point for lunches, refreshments and sightseeing. Princetown is situated on the B3212 Yelverton to Exeter road, at the junction with the B3357 Ashburton to Tavistock road, with the major South Devon city of Plymouth some 12 miles to the south. The town is picturesque and completely surrounded by the rugged beauty of Dartmoor, which attracts over six million visitors each year. Princetown is an ideal centre for touring and also has its own well established community supporting a number of businesses and its own primary school. It is probably most famous for Dartmoor Prison with its high boundary walls circling some 30 acres of buildings. The prison was built around 1806 to 1809 to house French prisoners from the Napoleonic Wars and later used to

incarcerate American prisoners taken captive in the 1812-1814 war. It is now one of the most renowned prisons in the country and has become a tourist attraction in its own right. The area is a magnet for daytrippers and tourists throughout the year.



INTERNAL DETAILS

Double entrance doors to the front and further entrance doors to the rear with disabled ramp access from the rear car park lead into the **Main Cafe & Restaurant Areas** which comprise 3 interconnecting customer seating areas which can accommodate over 150 customers comfortably with a range of free standing wooden tables and chairs. Substantial custom built and bespoke **Customer Servery** with trayslide and incorporating a range of refrigeration, commercial coffee unit, infra red carvery hotplates and shelving, and EPOS till system. **Commercial Catering Kitchen** with Altro flooring, part wipe clean clad and part tiled walls. A superior catering kitchen fitted with an extensive range of commercial catering equipment to include:- extraction system with stainless steel canopy over, 2 Hobart combi ovens, 6-burner gas range, flat topped griddle, extensive range of stainless steel workbenches with shelving below, warming cabinet, chip scuttle, quad floor standing deep fat fryer, single floor standing deep fat fryer, 4-pot bain-marie, 3 commercial microwave ovens, 3-door under counter commercial fridge/freezer, fridge freezer, warming cabinet with lit serving gantry over, stainless steel hand basin and racked shelving. **Wash Up Area** with Altro flooring, part-tiled and part wipe clean clad walls, twin deep bowl stainless steel sink unit, single deep bowl stainless steel sink unit, Hobart passthrough commercial dishwasher with trayslide, stainless steel workbenches with shelving below, Bonnet commercial upright fridge. **Freezer Store** with Altro flooring and part-tiled walls, 3-door under counter commercial fridge, **Walk-In Freezer** and **Separate Walk-In Fridge**. **Ladies, Gents & Disabled WCs**. **Staff WC**.

Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.



PRIVATE ACCOMMODATION

Situated on the first floor is the spacious family sized owners accommodation which briefly comprises:- good sized **Sitting Room** with dual aspect to the front, **Kitchen/Breakfast Room** with aspect to the rear, **3 Good Sized Double Bedrooms** and a **Family Bathroom**.

EXTERNAL DETAILS

To the rear is an extensive **Cellar Storage Area** and **Garaging**. Additionally there is a large **Car Parking Area** with space for around 20 cars and approximately 10 coaches.



THE BUSINESS

Lords Cafe & Restaurant traded as an established and well known cafe, restaurant and tea rooms prior to its closure in early 2015. The premises have been comprehensively renovated and refurbished and included within the sale is a comprehensive inventory of quality fixtures and fittings. The business traded on a daytime only basis and benefits from a lucrative and prominent trading position in the centre of Princetown, ideally placed to cater for both local trade as well as thousands of daytrippers, tourist and holidaymakers who visit Dartmoor throughout the year. The sale of Lords Cafe & Restaurant represents an opportunity to purchase a spacious and well appointed catering business with versatile and extensive trade areas and facilities, combined with a spacious self-contained 3

double bedroom owner's apartment and a large car park capable of accommodating numerous coaches. A viewing appointment is essential in order to fully appreciate all that this unique opportunity offers.

TRADING INFORMATION

This is a new letting and as such no accounts from the previous business are available and interested parties should make their own assessment of the trading potential. Full detailed trading information can be made available to interested parties following a formal viewing appointment.



POTENTIAL

This opportunity offers undoubted potential for incoming operators to develop their own style of trade and cuisine to suit their own personal requirements and the sale of Lords Cafe & Restaurant represents a rare opportunity to acquire a prime position trading premises in a prominent location, the like of which rarely comes along.

EPC

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RATING

For up to date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website www.voa.gov.uk.

SERVICES

We are advised that all mains services are connected to the subject property with the exception of mains gas. LPG is used for cooking and for heating.

PRICE & TENURE

£30,000 for the leasehold interest and trade inventory. Vacant possession upon completion.

The opportunity is being offered on a new 20 year lease with a guide rent of £25,000 per annum, with rent reviews every 3 years. Full detailed terms and details are to be negotiated. VAT is applicable to the business element of the rent and no VAT is payable on the accommodation

element of the rent. Please contact us for further details.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents.Tel:(01392)201262.Email:info@stonesmith.co.uk
You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.



FINANCE

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, we recommend you contact us for a list of our approved brokers.