



## DUCHY *of* CORNWALL

### CAFÉ TO LET

**Commercial High Street Premises at Princetown, Tavistock Road,  
Yelverton, Devon, PL20 6QE**

Café / Kitchen / Catering / Shop / All uses considered



The Duchy of Cornwall are proposing to split the existing circa 2,500sq ft café known as Jaynes Café formerly Lords Café into two or three premises and are open minded about future uses but are keen to secure a main tenant for the new space circa 1700sqft prior to physical separation.

**Available Spring 2019 / Deposit 2 x monthly rental / No Admin Fee / No Premium  
/ Rent: OIR of £12,000+VAT pa / Rent-free period by negotiation**

Apply: Antony Haslam, Duchy of Cornwall Offices, Princetown, Yelverton, Devon, PL20  
6QF Telephone: 01822 890205 Email: [ahaslam@duchyofcornwall.org](mailto:ahaslam@duchyofcornwall.org)

## **SITUATION**

A prime prominent high street trading position located opposite the National Parks flagship Visitor centre in the heart of the famous and historic moorland town of Princetown circa 1,450ft above sea level. 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 (Tavistock Road), at the junction with the B3357 Ashburton to Tavistock road, with the major South Devon city of Plymouth some 15 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. 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 day-trippers and tourists throughout the year. A new £4m distillery is currently being built and hopes to attract an additional 20,000 visitors each year.

## **THE PROPOSED PREMESIS**

This is a unique opportunity to acquire a highly desirable moorland café premises and for incoming operators to develop their own style of trade to suit their own personal requirements. There is no requirement to run a café and the Duchy is open minded about future uses, but is looking for enthusiastic operator to upgrade and re brand the existing space. A comprehensive inventory of equipment remains and will be made available for purchase for £5,000+VAT. Externally to the rear is a large Car Park

## **INTERNAL DETAILS**

### **Proposed Seating area with counter and servery**

Approx 7.5m x 12.5m (24'6 x 41'0) 94m<sup>2</sup> / 1011sq ft



Entrance door to the front and further entrance door to the rear with disabled ramp access from the rear car park lead into the café with seating area.

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.

### **Kitchen 527sq ft (49m<sup>2</sup>)**

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 bainmarie, 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** 161sq ft (15m2)

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.

**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.

**PRIVATE ACCOMODATION**

Situated on the first floor above the café is a spacious 3 double bed apartment with private access via an external staircase. Complete with 2 bathrooms, kitchen, lounge and entrance hall. The flat is in very good condition and will be made available to let on an AST at a rent of £600pcm/£7,200pa with separate services. Further details upon request.

**PLANNING**

It is understood that the premises have consent within Use Class A3. Interested parties are advised to contact West Devon Borough Council on 01822 813600

**SERVICES**

Mains **electricity** with meter - The lighting and electricity in the communal hallways and toilets shown coloured yellow on the attached plan are linked to this meter. The café operator will be required to pay for these supplies without rebate.

Mains **water** and sewerage – metered. As above the café will need to provide and pay for water used in communal areas but it is also proposed that the rear office (1 toilet & sink) and charity shop (1 toilet & sink) use the café supply albeit they will be sub metered.

**Heating** via oil fired boiler. LPG is used for cooking

**Internet** - High speed broadband is available Openreach provide fibre and copper services.

**Fire alarm**

There is an installed fire alarm system running through the entire building which comprises 3 flats, charity shop, ice warrior, café further retail space and rear office. The control panel is within the communal area and the café operator will be the point of contact for this system, training will be provided.

**EPC**

To be confirmed upon completion of works – presently C59

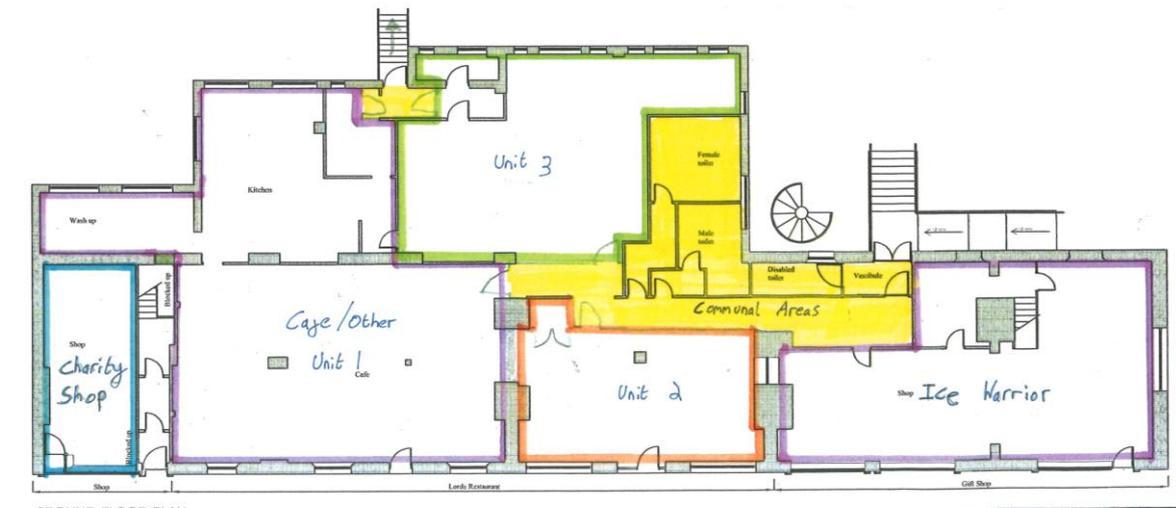
**LOCAL AUTHORITY**

West Devon Borough Council - Dartmoor Forest

Business rateable value is currently unknown due to the splitting but the Duchy will be making best efforts to ensure the rateable value does not exceed £12,000 although this cannot be guaranteed.

## PLAN

Not to scale



Yellow = Communal areas

Outlined in purple = café and kitchen

### TERMS TO BE AGREED BUT PRINCIPALLY:

1. The premises is offered on a business tenancy contracted out of the provisions of s24-28 of the Landlord and Tenant Act 1954.
2. **Use:** The property will be let for commercial purposes. Applicants should discuss the intended use with the Duchy.
3. **Tenancy Agreement:** The tenant will be responsible for keeping internal decorations, fixtures and fittings in good condition including the heating, plumbing and electrics. The landlord will be responsible for the external elements including walls and roofs. External redecoration will be carried out by the landlord at least every 4/5 years. A service charge linked to this will be payable annually.  
**Rent and Deposit:** Rent including VAT is payable monthly in advance by standing order. The Landlord will retain a refundable deposit of 2 x the monthly rental against damages and arrears of rent for the duration of the Agreement. This will be returned to the tenant, without interest, on the termination of the tenancy providing all the terms of the Agreement have been complied with.
4. **Utilities:** The tenant will be responsible for paying all outgoings, including business rates (if any) and utility bills.
5. **Insurance:** The Landlord will be responsible for the buildings insurance, and the tenant will be responsible for the contents (if required).

### VIEWINGS

The premises will be available for viewing, by appointment, through the Duchy of Cornwall office, Princetown.

## **APPLICATIONS**

If after viewing the premises, you wish to apply for the tenancy you will be provided with the relevant forms to complete and return to The Duchy of Cornwall, Princetown, Yelverton, Devon, PL20 6QF. Incomplete applications will not be considered.

Should an applicant be shortlisted credit checks and reference checks will be undertaken.

Applicants are requested to make appointments to view and conduct negotiations through the Duchy of Cornwall. No responsibility can be accepted by the Duchy for costs incurred by those making applications for the property which prove not to be successful. The Duchy of Cornwall gives notice that:

- i). The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- ii). All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them.
- iii). No person in the employment of the Duchy of Cornwall has any authority to make or give any representation or warranty whatever in relation to this property.