

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



For Sale

OIRO
£295,000

Ordulph Arms, Plym Street, Tavistock, Devon, PL19 0AW

0.076 acres

PRIVATE PROPERTY
NO VEHICULAR ACCESS
FISHERMEN / UNAUTHORISED PERSONS
THESE GATES CAN BE UNLOCKED

Summary

- Attractive Grade II Listed building
- Former bar over ground and first floor
- Basement beer cellar
- Second floor living accommodation
- Enclosed beer garden
- Great opportunity to restart a business within this popular moorland town

Location:

The property is situated within the centre of Tavistock, a prosperous town situated on the western side of Dartmoor, close to the Cornish border and noted as a UNESCO heritage site. With a last reported population of just over 11,000, it is supported by the surrounding villages and is a vibrant hub, circa 22 miles north of Plymouth and 15 miles south of Okehampton.

Description:

An attractive Grade II property set out over basement, ground, first and second floors and enclosed beer garden to the rear. Believed to date from the mid 19th century, with some parts understood to be from the 16th century, the property provides for former ground floor bar, first floor restaurant/function suite and living accommodation over.

There is considerable scope to bring the building and business back to its former glory and to explore planning options, particularly on the second floor which could easily lend itself to three self contained apartments, or a hybrid scheme for further residential uses.

Accommodation:

Customer entrance from the front via entrance lobby to main bar (13.8m 6m). Stripped wooden flooring. Bar servery to one end. Space for circa 30 covers with additional raised seating area (2.8m x 2.3m) for a further 8-12 covers. Accessed via a drop hatch and metal steps from behind the bar is the basement (with delivery access to the front of the building. This provides for 4 interconnecting rooms for storage and the beer cellar (circa 40.5 sqm/436 sq ft). From the main bar, there are steps to a rear lobby with access to the rear garden. Stairs to half landing with ladies and gents WCs and the former kitchens comprising washroom (5.3m x 2.1m) step up to former kitchen (7.8m x 3.8m). First floor landing with access to office (4.4m x 1.9m plus recess), former function room/restaurant (17.8m 6.2m) with a bar to one end, fire escape and space for circa 50 covers. This is a particularly attractive room with exposed stonework and four multipaned windows to the front of the property. Half landing to former kitchen and overspill dining area, an L shaped room (5.1m x 3.8m plus 5.3m x 2.6m).

The second floor is accessed either internally or via an external metal stairway with central landing and boiler room (4.6m x 1.6m), independent bedroom (4.3m x 3m including former en suite). There is potential for three self-contained areas (subject to planning permission but described independently here for ease. Self-contained flat 1 comprising lounge and kitchen area (6m x 3.2m) and open plan with the bedroom (4.4m x 2.7m) plus bathroom en suite. Self-contained flat 2 (unfinished) with lobby, lounge/potential kitchen

(5.2m x 3.9m), separate bedroom and former en suite (5.2m 2.8m). Self-contained area (in need of full repair), lobby with bedroom (4.4m x 3m including former en suite), lounge (4.5m x 3.1m including built-in storage) through to bedroom (3.2m x 3m) with en suite shower room.

Externally there is an enclosed rear garden (7.9m x 6.6m). Off street parking for one vehicle. Please note that pedestrian access rights for the property, 2 Kilworthy Hill, exist over the parking area and there is a flying freehold at first floor in this area.

Background:

Our clients have owned the property for a number of years, originally running the venue as a successful bar and function business before leasing the commercial parts; with the current tenant vacating, our clients have decided to sell. The property is substantial and has been priced to reflect the condition and opportunities to either re-establish the previous successful business in this dynamic town, or to explore alternative hybrid uses.

Services:

We understand that mains electricity, gas, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

Exempt.

Planning:

Interested parties should make their own enquiries to the local planning authority <https://www.westdevon.gov.uk>

Business rates:

The rateable value effective 1st April 2023 is listed at as £23,600. Interested parties are advised to make their own enquiries with regard to current rates and council tax payable. Government Initiatives for the hospitality sector currently provide 75% relief for tax year 2023/4 Council tax band A.

Terms:

The property is available for the existing freehold and long leasehold (part ground floor) with a guide of £295,000.

Offers can be sent by post or email for the attention of Michael Easton In order that we can give detailed consideration to all the offers received, we ask that the following information is included:

- The name and address of the purchaser
- The headline amount offered
- Any conditions
- Proof of funding
- Solicitor details

It should be noted that our client is under no obligation to accept the highest offer or indeed any offer submitted.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

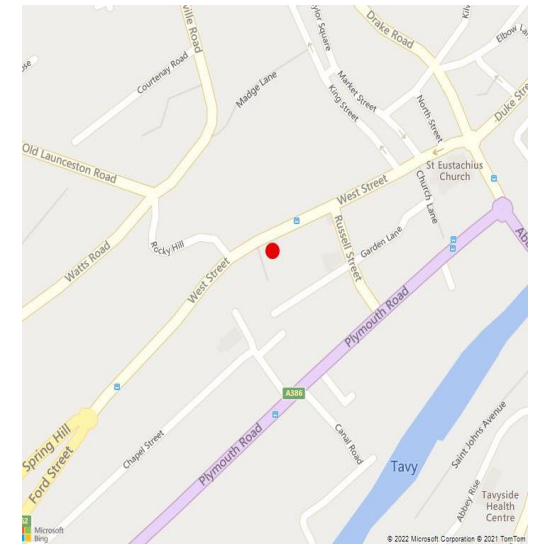


VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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