



Popular fully licensed roadside restaurant occupying a superb and highly visible landmark trading position adjacent to the A386 Plymouth to Tavistock Road, a busy commuter and tourist route. Purpose built and equipped to a high standard throughout and offering two restaurant/dining areas with seating for approximately 100 customers, comprehensively fitted and equipped Commercial Catering Kitchen, Office, Trade Gardens offering External Seating for 50 customers and an Extensive Car Park for around 50 vehicles. Successful business with significant levels of turnover, which must be viewed.

**DARTMOOR DINER
ROBOROUGH DOWN, BICKLEIGH, PLYMOUTH, DEVON, PL6 7BQ**

LEASEHOLD: £80,000

REF: 2141

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Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Stonesmith for themselves and for the vendors or lessors of this property whose agents they are give 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 each of them. iii) no person in the employment of Stonesmith has any authority to make or give any representation or warranty whatever in relation to this property. The word "property" throughout shall include business and trade contents if appropriate.

THE PROPERTY

The Dartmoor Diner trades as a popular destination licensed café and restaurant, opening day times only, but with potential for longer hours, if so desired. The business has been owned by our client, a single working proprietor, for nearly 19 years and the premises are well presented throughout having been purpose fitted and equipped within a purpose built, detached property. Presented to a high standard throughout, the substantial premises offer a Ground Floor Seating Area for around 60 customers, a substantial Customer Servery Area, a further First Floor Dining Area for 40 customers, comprehensively equipped Commercial Catering Equipment with extensive Ancillary Facilities, Office, Customer Trade Gardens offering Al Fresco Seating for 50 customers and extensive Customer Car Parking for around 50 vehicles. A viewing is strongly recommended in order to fully appreciate the opportunity and potential inherent throughout all aspects of this well-appointed high turnover catering business opportunity.



SITUATION

The Dartmoor Diner occupies a prominent and self-advertising roadside trading position, adjacent to the A386 main road, on the outer edge of Plymouth and benefitting from a highly visible location and extensive car parking. The A386 links the city of Plymouth to the ever-popular market town of Tavistock. The property is located on the edge of Dartmoor National Park in an area popular with people undertaking a wide variety of outdoor pursuits.

INTERNAL DETAILS

Customer entrance doors to the front leading from the main car parking area into **Entrance Vestibule** with part glazed double doors leading into **Main Café/Restaurant Seating Area**, an open plan dining area with seating to either side of the front door being well presented and fully furnished, menu boards, feature fireplace with inset woodburning stove, range of freestanding tables, chairs, perimeter banquette seating and booth style diner seating comfortably for 60+ customers. **Substantial**

Central Customer Servery, a custom-built servery area with serve over counters, display shelving to the rear, EPOS computerised cash register, double glass fronted bottle fridge, commercial coffee machine, coffee grinder, filter coffee machine, glass washer, milkshake maker and stainless steel sink unit. **Carvery Unit and Servery** with hotplates and warming lamps and a dessert display fridge. **Ladies, Gents and Disabled WC's**. **Commercial Catering Kitchen** with tiled flooring, part stainless steel and part wipe clean clad walls, extractor system with stainless steel canopy over and gas interlock, Bonnet commercial oven, two commercial range cookers, eye level commercial grill, twin deep fat fryers, extensive stainless steel work benches with shelving below, stainless steel wall shelving, hand basin, panini grill, three commercial microwave ovens, warming cabinet with bain-marie over, serving gantry with warming lamps, commercial toaster, twin bowl stainless steel sink unit, two door commercial undercounter fridge unit, two upright commercial fridges, two upright commercial freezers, twin bowl stainless steel sink units, commercial pass through dishwasher with tray slide, and stainless steel racked shelving. **Refrigerated Cold Room/Cellar** with tiled flooring, shelving and chest freezer.



FIRST FLOOR

Additional Dining Area/ Private Function Room being air conditioned with views to the rear overlooking the surrounding countryside, range of freestanding wooden tables, chairs and upholstered banquette seating comfortably for 40+ customers. **Substantial Bar Servery** (currently disused), with rear display shelving, and wine fridge. **Ladies & Gents WC's**. **Office** with two freezers. **Substantial Attic Storage Area**.

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.

EXTERNAL DETAILS

To one side of the property is an extensive **Customer Car Park Area** comfortably for 50+ vehicles. To the rear of the property is a **Covered Preparation Area** and a **Preparation Room** with an ice machine, chest freezer and meat slice. **Further Store Area** and **Bin Store Area**. To the other side of the property is a fully enclosed lawned **Customer Seating Area** providing alfresco picnic bench seating for at least 50 customers, with a pedestrian gate leading to a public footpath and Dartmoor National Park beyond.



THE BUSINESS

The Dartmoor Diner occupies a highly enviable landmark trading position adjacent to this busy main road. It is renowned as a destination in its own right, being a popular meeting place for both locals and tourists alike. Owned for around 19 years by our client, the premises has been the subject of significant investment during this time. It offers a popular day time menu to eat in or takeaway which includes breakfast, light bites, main meals, jacket potatoes, sandwiches and baguettes paninis, main meals, hot and cold drinks, alcoholic drinks, cakes, savouries and ice creams. together with a range of specials. The premises also benefits from a license to serve alcohol. The business has been awarded a 5-star food hygiene rating and the Dartmoor Diner has its own website www.dartmoordiner.co.uk which provides further background information on the business. The Dartmoor Diner is offered for sale due to retirement.

TRADING INFORMATION

Accounts for the year ending 31st March 2022 show sales of £446,139 excluding VAT with a healthy gross profit of £313,527 (70%) being achieved. Full detailed trading information can be made available to interested parties following a formal viewing appointment.

OPENING HOURS

The business trades from 9am until 4.30pm Monday and Tuesday and from 9am until 5pm Wednesday to Sunday.



CURRENT STAFFING

The business is run virtually under management with minimal day to day involvement from our client. The business is run on a day-to-day basis by a full complement of staff to include 7 full time and 4 part time members of staff, with additional part time/casual staff being employed during busy/holiday times. Further details available upon request.

POTENTIAL

The Dartmoor Diner offers an excellent opportunity to purchase a renowned landmark catering business, with significant levels of trade and a popular reputation and with further potential to develop all aspects of the trade still further. Undoubtedly, there is potential for incoming operators to extend the current opening hours and offer an evening service, for which demand exists. There are also opportunities for new owners to develop their own style of cuisine and trade in a manner to suit their own personal requirements and to take full advantage of this impressive and well-equipped business opportunity by purchasing a high quality destination licensed restaurant and café in a busy roadside location. Without any shadow of a doubt, the business will undoubtedly thrive in the hands of hands-on owner operators, especially those with experience and background in the catering industry.





EPC

Requested and to be confirmed.

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.

PRICE & TENURE

£80,000 for the valuable leasehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation. The premises are held on the remainder of a 30-year lease which commenced on the 28th December 2001, with a current rent of £51,301 plus VAT per annum from the 28th December 2021. Rent reviews are every 5 years. We understand that the lease is held on fully repairing and insuring terms. **Please note:** We understand that the landlord will require incoming tenants to provide a personal guarantee and will only consider tenants who can demonstrate a background in the catering/hospitality industry.



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.