



**Exceptional, high quality 78 cover licensed restaurant occupying a prime trading position in the heart of the busy and much sought-after Devon town of Tavistock. Presented to an extremely high standard throughout, with a substantial turnover and producing exceptionally strong net profits. Currently run under full management. An outstanding catering business opportunity in a highly sought-after location, offering opportunities for both hands on owner operator or investors, with tremendous potential to develop all aspects of the trade still further. Superbly presented premises with a ground floor Bar/Dining Area (26+), well appointed Commercial Catering Kitchen with comprehensive Ancillary Facilities, impressive first floor Restaurant Areas (52), Self Contained and extremely spacious Owner's/Manager's Apartment with Double Bedroom, Sitting Room, Kitchen/Dining Room and a Bathroom. A Viewing is essential to full appreciate the quality and standards inherent throughout all aspects of this extremely well regarded and exceptionally profitable catering business.**

**TAYLORS**  
**22 MARKET STREET, TAVISTOCK, DEVON, PL19 0DD**

**LEASEHOLD: £189,500**

**REF: 2144**

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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

Taylor's is an extremely impressive and well-presented licensed bistro and restaurant which has been in the current ownership since 2013. This thriving and well-regarded business is presented to an exceptionally high standard throughout and has benefitted from considerable on-going investment and expenditure by our clients during their ownership. Consequently, the business provides a superior working environment which is exceptionally well equipped. The sale of Taylor's represents a fantastic opportunity to purchase an extremely profitable and highly desirable catering business. The character premises are within an attractive Grade II listed property and offer a blend of character features combined with modern contemporary furnishings and décor, being purpose equipped and fitted to a high standard throughout. The business briefly comprises: - attractive ground floor Bar & Dining Area comfortably seating 26+ covers; impressive character first floor Restaurant comfortably seating 30 covers; further attractive first floor Dining Room comfortably seating 22 covers; fully equipped Commercial Catering Kitchen with Ancillary and Welfare Facilities. The business is enhanced by the extremely spacious Self-Contained Living Accommodation offering a generous Double Bedroom, spacious Sitting Room, Kitchen/Dining Room and a Bathroom. This is a unique opportunity to purchase a renowned high turnover catering business, with particularly impressive profits. A viewing is strongly recommended in order to fully appreciate all aspects of this business opportunity and the potential which it offers owner operators or investors; the likes of which is rarely seen with a business of this nature. There are also undoubted opportunities and potential for incoming operators to develop their own style of trade to suit their own personal requirements, and to take advantage of the prime town centre trading position.



## SITUATION

Taylor's occupies a prime town centre trading position within the heart of the thriving market town of Tavistock. Tavistock is an appealing, sought after and popular ancient stannery town, set on the western fringes of Dartmoor National Park. The town is rich in history and tradition, leading back to the 10<sup>th</sup> Century and famed for being the birthplace of Sir Francis Drake. Tavistock offers a superb and wide range of shopping, recreational and educational amenities with a mixture of national and independent retailers, a popular pannier market and the sought-after Mount Kelly School. The town is a most popular and appealing destination, as well as serving an active resident town population and various smaller outlying communities. Tavistock straddles the River Tavy and borders with Dartmoor National Park which attracts many thousands of visitors each year and is the perfect base from which to explore the spectacular landscape of Dartmoor and the Tamar Valley. The historic maritime city of Plymouth is around 15 miles south.



## INTERNAL DETAILS – GROUND FLOOR

Glazed double frontage with glazed recessed central entrance door leading into; **Bar & Dining Area** an attractive modern contemporary trading area fitted to a high standard throughout having been purposefully equipped and furnished with marble tiled flooring, feature lighting, feature concrete spiral staircase to first floor with plinth lighting, range of freestanding wooden topped tables, upholstered wooden chairs, sofas and armchairs comfortably seating 26 plus customers. Timber return **Bar Servery** with extensive display shelving, commercial cappuccino coffee machine, coffee grinder, cake display unit, double glass fronted bottle fridge, stainless steel handbasin, and under counter flash cooler. **Waitress Station Area** with EPOS touch screen cash register linked to the kitchen and an upright glass fronted wine fridge. **Disabled WC**. **Commercial Catering Kitchen** an open plan theatre style kitchen with non slip flooring, part stainless steel and part wipe clean clad walls, fitted to an exceptionally high standard with a comprehensive range of commercial catering equipment



to include:- extractor system with stainless steel canopy over and gas interlock system, charrill, six burner gas range, twin floor standing deep fat fryer, Rational combi oven, commercial microwave oven, four door commercial undercounter fridge, warming cabinet with serving gantry and warming lamps over, stainless steel racked shelving, extensive stainless steel shelving, three door commercial undercounter fridge, stainless steel deep bowl sink unit, commercial pass through dishwasher with tray slide, door to rear, stainless steel deep bowl sink unit, chest freezer, stainless steel work benches and stainless steel handbasin.



## FIRST FLOOR

**Main Restaurant** an extremely attractive character room with modern contemporary furnishings, solid oak flooring, part exposed stone walls, heavily beamed ceilings, feature lighting, freestanding wooden topped tables, upholstered wooden chairs and a feature booth style upholstered seating area, comfortably seating 30 customers in total. **Bar Servery/Waitress Station** a granite topped servery area with stainless steel sink unit, EPOS touch screen cash register linked to the kitchen, wine racking, glass washer, and open storage shelving. **Ladies and Gents WC's. Boiler Room. Kings Room** another attractive character restaurant area and private dining room with feature window to the front, heavily beamed ceilings, exposed wall timbers, wood laminate flooring, range of freestanding wooden topped tables and upholstered wooden chairs comfortably seating 22 customers.

## OWNER'S ACCOMMODATION

Being completely self contained with independent external access from the front and situated on the second floor is the extremely spacious **Owner's/Manager's Apartment**, which is well presented and briefly comprises: - **Sitting Room** an impressive room with dual aspect windows, part exposed stones walls, and exposed ceiling timbers. **Kitchen/Dining Room** with wood laminate flooring, fitted with a range of base and wall mounted modern

kitchen units and complementary work surfaces, built in hob, oven, extractor unit and fridge. **Bedroom** a generous double bedroom with aspect to the front, vaulted ceiling with exposed timbers, currently used as an office and storeroom. **Bathroom** with a white suite and a shower over the bath.

**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

Our clients also rent a separate **Storeroom** adjacent to the restaurant which provides extensive storage facilities with an upright commercial freezer, upright double commercial fridge, two chest freezers, extensive stainless steel racked shelving units, staff wc, commercial upright fridge, stainless steel work benches with shelving below, twin bowl stainless steel sink unit and an ice machine.



## THE BUSINESS

Taylor's is a busy licensed bistro and restaurant set within a character property, with modern contemporary furnishings. This busy independent restaurant offers a seasonally changing menu, accompanied by quality wines and cocktails in attractive surroundings. The business enjoys excellent levels of regular repeat trade and boasts an impressive local following, not only from Tavistock but from the local surrounding villages and towns, together with a year-round boost from visitors and tourists to the area. Well presented throughout and extremely well equipped, Taylor's is an exceptionally profitable high turnover business which opens for breakfast, morning coffee, lunches and evening meals. All food is freshly prepared on the premises using the finest local produce and suppliers wherever possible. The business has been awarded a 5-star food hygiene rating and Taylor's has its own website [www.taylorstavistock.co.uk](http://www.taylorstavistock.co.uk) which provides a further overview of the business and menus. The business has been owned by our clients since 2013 and they have significantly invested in the business during their ownership. Consequently, the business and property are

presented in first class order throughout. The business is run with a full team in place and our clients have greatly reduced their involvement in the running of the business during the last few years, in order to concentrate on their other business interests. The sale of Taylors represents an excellent opportunity to purchase an exceptionally profitable and highly successful catering business and new owners will benefit from being able to move in without the need for any major expenditure. An early appointment to view is highly recommended in order to fully appreciate all that this impressive high turnover business has to offer.



### **CURRENT STAFFING**

The restaurant is run with a full team in place to include; a full time manager, 3 full time chefs, 2 full time front of house staff, 5 part time waitresses, a part time chef and 3 part time KP's. Only one of the owners is involved in the day to day running of the business, albeit on a part time basis. The sale will be subject to Transfer of Undertakings (Protection of Employment) Regulations (TUPE).

### **TRADING INFORMATION**

Accounts for the year ending 30<sup>th</sup> September 2022 show sales of £520,841 net of VAT with an exceptionally strong net profit being shown. Full detailed trading information can be made available to interested parties following a formal viewing appointment.

### **TRADING HOURS**

The business trades Monday to Thursday from 9am until 2.30pm and from 6pm until close, on Friday and Saturday from 9am until close, and on Sunday the business trades from 10am until 2.30pm.

### **POTENTIAL**

The sale of Taylors provides an excellent opportunity to purchase a thriving and well-regarded restaurant business which is extremely profitable, and which still offers potential to increase the current high turnover levels still further. There are opportunities to increase the

opening hours, for which demand exists. The sale of Taylors represents a rare opportunity to purchase a fully equipped, high quality licensed restaurant business which has a full complement of experienced staff in place and offers new owners the ability to move in and start trading without the need for any major expenditure.

### **EPC**

D-84

### **SERVICES**

All mains' services are connected

### **PRICE & TENURE**

£189,500 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 available by way of a 12 year, fully repairing and insuring lease, with a schedule of condition in place. The lease commenced in early 2022, at the current rent of £40,000 per annum, with rent reviews every 3 years. The storeroom is held on a separate lease at the rent of £3,000 per annum. Full details are available upon request.

### **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](http://www.voa.gov.uk).

### **VIEWINGS**

Strictly by appointment with the vendors Sole Selling Agents. Tel:(01392)201262.Email:[info@stonesmith.co.uk](mailto: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.

