



A popular and well-regarded destination character pub and restaurant, which is well presented throughout and offers a profitable business opportunity in a rural village setting. With character bar area and dining areas (70+), well-equipped commercial catering kitchen, beer garden and alfresco seating areas (64+), customer car park (15+) and a range of useful outbuildings. Self-contained and spacious 5/6 double bedroom family sized owner's accommodation with sitting room and kitchen/dining room. Extremely well presented throughout and offering an impressive and profitable business with undoubted opportunities to develop all aspects of the trade still further.

**THE MOUNT PLEASANT INN
NOMANSLAND, TIVERTON, DEVON, EX16 8NN**

FREEHOLD GUIDE PRICE: £575,000

REF: 4862

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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 Mount Pleasant Inn is an attractive and impressive, character destination village freehouse, which has been the subject of careful renovation and maintenance during our clients 37 years of ownership. Presented and furnished to a high standard throughout, this traditional country pub has origins reputedly dating back to the early 1800's and today offers 5 interconnecting Character Bar and Dining Areas (70+), exceptionally well-equipped Commercial Catering Kitchen with associated ancillary facilities, and a spacious and well presented, Self-Contained 5/6 Double Bedroom Owner's Home with Sitting Room and Kitchen/Dining Room. Externally, there is a Beer Garden to the rear (40+) with a further Customer Seating Terrace to the front (24+). Owner's Private Garden Area, Customer Car Parking to the front and rear for around 15 vehicles, and Various Useful Outbuildings and Stores, with a day room and potential to create additional accommodation, subject to the normal consents. The Mount Pleasant Inn is an extremely popular and well-regarded food led destination village freehouse and this impressive business and property is undoubtedly a very special place to live and work. A viewing is strongly recommended to fully appreciate all that this Devon country village pub has to offer, the size and flexibility of the owner's accommodation, and the potential which still exists.



SITUATION

The Mount Pleasant Inn occupies a prominent landmark trading position on the B3137 Tiverton to South Molton road, in the centre of the pleasant Mid Devon village of Nomansland. Surrounded by rolling Devonshire countryside, Nomansland is a rural farming community with many outlying villages and hamlets from which the pub derives its trade, together from customers from further afield. Nomansland is located around 4 miles from the A361 North Devon Link Road, and 8 miles from the nearby town of Tiverton with its wide range of amenities. From Tiverton, access to the M5 motorway at junction 27 is approximately 7 miles, alongside which lies Tiverton Parkway Railway Station.



INTERNAL DETAILS

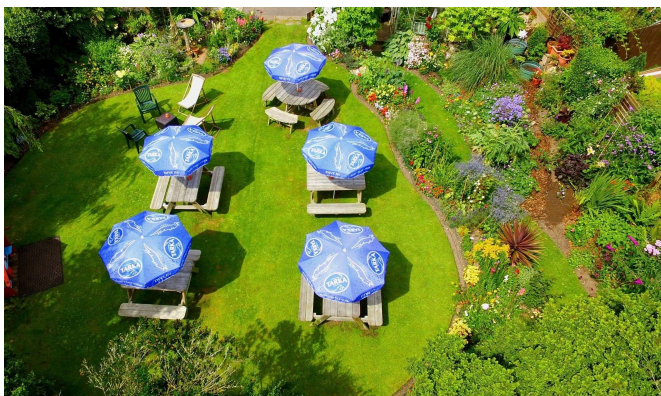
Customer entrance doors to the front and rear lead into the **Main Bar Area** a traditional character bar area with carpeted flooring, feature open fireplace, feature lighting, freestanding wooden tables, chairs, bar stools, armchairs and sofa comfortably seating 25 with adequate standing room. Open plan through into **Small Bar** another traditional character bar area with a continuation of style and theme with beamed ceilings, feature fireplace with inset wood burner, feature lighting, carpeted flooring, freestanding tables, chairs, sofa and bar stools comfortably seating 8 customers plus standing room. Timber fronted and topped **Bar Servery** with associated back bar fittings, optics, extensive display shelving, non-slip flooring, 2 glass fronted bottle fridges, and an EPOS touch screen cash register. **Bay Window Dining Area** with carpeted flooring, feature windows to the front, feature lighting, freestanding wooden tables and chairs comfortably seating 12 customers. **Snug Dining Area** again a continuation in style theme and ambience with carpeted flooring, part wood panelled walls, feature lighting, and freestanding wooden table and chairs for 6+ customers. **Forge Restaurant** an attractive character room originally the village forge with inset feature fireplace, and still containing the original forge as a feature, exposed stone walls, heavily beamed ceilings, feature lighting, freestanding wooden tables and chairs comfortably seating 20+ customers. **Commercial Catering Kitchen** with tiled flooring, part stainless steel and part tiled walls, equipped to a high standard with a range of commercial catering equipment to include:- extraction system with stainless steel canopy and gas interlock system, 6 burner range, flat top griddle, twin floor standing deep fat fryer, stainless steel shelving, stainless steel work benches with shelving below, stainless steel hand basin, stainless steel twin deep bowl sink unit, commercial glasswasher, door to rear. **Still Room** with non-slip flooring, fully lined walls, commercial coffee machine, commercial glasswasher, coffee grinder, 2 microwave ovens, shelving, 2 under-counter fridges, and an under-counter freezer. **Preparation Kitchen/Dry Goods Store** with tiled

flooring, stainless steel workbenches with shelving below, 3 microwave ovens, stainless steel shelving, 3 chest freezers, 3 upright fridges, stainless steel racked shelving, shelving units, door to the rear. **Ladies and Gents WC's. Beer Cellar** temperature controlled on the ground floor.



PRIVATE ACCOMMODATION

A real feature of this business is the generous and well-proportioned owner's accommodation which is completely self-contained with its own private entrance. The family sized living accommodation briefly comprises:- **Ground Floor** – **Entrance Hall. Utility Room** with commercial washing machine and tumble dryer. **Kitchen/Dining Room** with a range of modern fitted base and wall mounted kitchen units and complementary worksurfaces. **Sitting Room** an attractive and good-sized room with part wood panelled walls and aspect to the front. **First Floor** – **Bedroom 1** a good-sized double room with aspect to the front. Family Bathroom with shower over the bath. **Bedroom 2** a good-sized double room with aspect to the front. **Separate WC. Bedroom 3** a double room with aspect to the front and built in wardrobes. **Bedroom 4** a good-sized double room with aspect to the front and a walk-in wardrobe. **Bedroom 5** a double room with aspect to the rear and interconnecting with **Bedroom 6/Office** a double room with aspect to the rear.



EXTERNAL DETAILS

Directly to the front of the pub is **Customer Parking** for around 5 vehicles and an enclosed **Customer Seating Area** with lawned area and bench seating for 24+ customers. To the rear of the pub is an impressive and attractive **Beer Garden** mainly laid to lawn with bench seating for 40+ customers. Adjacent **Owner's Garden Area** with **Greenhouse. Customer Car Park** with space for 10+ vehicles. Range of useful **Outbuildings and Storerooms**, being part brick and part wooden constructed, and incorporating **Bottle Store, Bin Store, Storeroom/Day Room** with occasional bedroom and a shower room. **Workshop/Garage/Storeroom**. The outbuildings have previously had planning permission (now lapsed) to create a 2 bedroom and two 1 bedroom letting units. Further owner's **Courtyard Garden Area** with a **Log Store, a Tool Store** and a wooden shed.



THE BUSINESS

The Mount Pleasant Inn is an extremely well presented throughout and trades as an impressive and profitable village pub and destination freehouse with a reputation for well-kept ales and ciders and good home cooked food. Located in a popular and attractive part of Devon, The Mount Pleasant Inn is a traditional character country inn and is the only pub in the village. In addition to Nomansland, it serves other surrounding villages, hamlets and towns in the area and also attracts tourist trade, particularly during the busy summer months. The Mount Pleasant Inn is well supported by a regular local trade and has a reputation for good quality freshly prepared homemade pub food using local produce wherever possible. The pub also offers a popular takeaway menu and Sunday roast. The pub is also a popular meeting point and venue, hosting private parties and events and functions. The business benefits from impressive levels of goodwill and regular repeat custom which attracts a steady stream of custom, and the business has its own website www.themountpleasantinn.com which provides further background information and menus. The business has

been owned and run by our clients for 37 years and is now offered for sale due to impending retirement.

TRADING INFORMATION

Accounts for the year ending 31st December 2023 show sales of £313,789 excluding VAT. The split of trade is 61% Food Sales and 39% Wet Sales. Full detailed trading information can be made available to interested parties following a formal viewing appointment.



OPENING HOURS

The business trades six days a week (closed Monday), from midday until 9.30pm Tuesday to Thursday, from midday until 10pm Friday and Saturday and from midday until 5pm on Sunday.

CURRENT STAFFING

The business is run by our clients, with the assistance of 1 full time chef and 10 part time members of staff.

POTENTIAL

Our clients advise us that there is undoubted potential to develop all aspects of the trade still further and for future growth in business levels and to extend the opening hours, for which demand exists. There are also opportunities, subject to the usual consents to convert the outbuildings at the rear of the property to create 4/5 letting units, and previously consent has been granted for this.

EPC

Requested and to be confirmed.

RATING

Currently valuation as registered on the 2023 rating list is £8,300 and we are advised that there are currently no business rates payable, due to small business rates relief.

SERVICES

Mains water, drainage and electric are connected. An LPG bulk tank provides gas for cooking, hot water and heating.



TRANSFER OF A GOING CONCERN

The sale includes the goodwill of the business and will be subject to Transfer of Undertakings (Protection of Employment) Regulations (TUPE).

PRICE & TENURE

£575,000 for the valuable freehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation.

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.



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.