



REF: 650

## The Copper Key

80 Fore Street, North Tawton, Devon  
EX20 2ED

£4,000



£4,000 is the deposit payable to the landlord.

In addition, there will be a need for working capital and money for advance rent

## FEATURES

- Free of tie thatched Devonshire public house
- Idyllic position in small town on the edge of Dartmoor
- Seats 70 with additional retail store
- Commercial kitchen and customer WCs
- Seating at rear for 30 and at front for 20
- Four-bedroom owner's home
- Fantastic life-style business
- Zero business rates payable

## LOCATION

North Tawton is a small town in the county of Devon and is home to a population of around 2,500. The town is just a few miles from Dartmoor National Park, 20 miles from Exeter and about the same distance from the North Devonshire coastline.

The Copper Key is in an idyllic position right in the centre of the town.

## THE BUSINESS PREMISES

### Main Bar

(6.9 m x 4.9 m)

With close carpeted floor together with tiled floor.

A characterful room with beamed ceiling. Seating for 12 and plenty of additional vertical drinking space.

### Bar Servery

With panelled front, two back bar fridges and tiled floor.

### First Dining Area

(6.2 m x 5.5 m)

With quarry tiled floor. Door leading to the front garden.

Another room full of character with beamed ceiling, part exposed stone walls and seating for around 20.

### Overflow Bar

(3.8 m x 3.8 m)

With stripped wooden floor, feature fireplace, part exposed stone walls, part half panelled walls and seating for around 10. Steps to:

### Retail Store / Overflow Dining

(5.3 m x 4 m)

With carpeted floor, dado rail, beamed ceiling.

This space has been recently used as an antique shop but could easily seat around 15 customers.

### Rear Bar

(3.6 m x 4 m)

With bar servery return, part panelled walls, part exposed beamed ceilings and seating for around 6.

### Function Room / Further Dining

(5.6 m x 4 m)

With stripped wooden floor, part wooden clad walls and space to seat around 24 customers.



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**Cellar**

(4.2 m x 4 m)  
With wash hand basin.

**Adjacent Store**

(6.5 m x 3.5 m)

**Office**

**Ladies WC**

With part panelled walls, low level flush WC and pedestal wash hand basin.

**Gents WC**

With two urinals, one low level flush WC and wash hand basin.

**Commercial Kitchen**

(6.2 m x 4.5 m)

With part tiled floor and a range of equipment including two refrigerated stainless steel workstations, stainless steel plate warmer together with a number of additional stainless steel workstations with heated canopy. There are two fat fryers and a JLA Inteli-Cook combination oven, pass-through dishwasher and two deep bowl sink units with overhead rinser.

**PRIVATE ACCOMMODATION**

Approached through an internal staircase.

**Kitchen / Breakfast Room**

(4.8 m x 2.9 m)

With wall fitted kitchen units having incorporated sink unit, space for dining table and beamed ceiling.

**Reception Room**

(3.9 m x 3.9 m)

With fitted fireplace. Steps to:

**Bedroom 1**

(4.2 m x 3.4 m)

With walk-in dressing area. Hallway leading to:

**Bedroom 2**

(3.9 m x 2.1 m)

Vestibule to:

**Bedroom 3**

(3 m x 2.5 m)

**Bedroom 4**

(3.6 m x 3.4 m)

With beamed ceiling.



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## **OUTSIDE**

### **Rear Garden**

With a high walled surround, wooden smoking solution and seating for around 20.

### **Outside Store**

To side and rear.

### **Rear Gravelled Area**

For customer seating with around 8 seats.

### **Outside Front**

There is off-road car parking for 2 vehicles together with seating for around 12 at bench seats.



## **THE PROPERTY**

Stands detached and is thatched.

There is gas fired central heating throughout.

## **THE BUSINESS**

Has recently closed.

The business was run as a “life-style business” recently with the sale of no food. There is plenty of potential however to develop a successful food trade.

We do not have any trading information nor can we warrant and trading figures.

## **TENURE**

The property is available on the basis of a brand new 7-year commercial lease which is protected by the Landlord & Tenant Act.

The annual rent is £20,800.

## **VIEWING AND FURTHER INFORMATION**

Please Call:  
0333 414 9999 (Monday-Friday 9am-5pm)  
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