



Vickery Holman
Property Consultants

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For Sale

OIEO £745,000

Drake Manor Inn, The Village, Buckland Monachorum,
Devon PL20 7NA

0.18 Acres
(0.07 Hectares)

Summary

- Successful and historic village inn
- Retirement sale after 34 years developing the current business
- Considerable charm and appeal within popular village
- 60 internal covers with lounge and public bars, snug and restaurant
- Terrace and beer garden (60 external covers) plus owner's garden
- Two bedroom holiday apartment (originally part of three bedroom owner's accommodation)
- Transfer of the business as a going concern
- Grade II listed and within the conservation area

Location:

Buckland Monachorum is a village and civil parish in West Devon, bordering the South Hams and The Dartmoor National Park. Situated on the River Tavy, about 10 miles north of Plymouth. there is a last reported parish population of circa 3,800 and was originally mentioned in the Domesday book.

It is home to the National Trust's Buckland Abbey Estate. Buckland Abbey was founded as a Cistercian Abbey in 1278 and later became the home of Sir Francis Drake in 1581 making it a popular attraction for both locals and tourists, as well as the well regarded Garden House nearby. There is a rich history, being a popular place to live, with many attractions and an active community. Much is written about the area and we would direct you the parish and village website <http://www.bucklandmonachorum.com>

Description:

The Drake Manor Inn is a successful and historic venue that has been run by our client's for the past 34 years. A genuine retirement sale, the Drake Manor has been serving the community and visitors to the area (of which there are many) for hundreds of years. Understood to have been rebuilt from an earlier 12th century Inn (used by the workers building the adjacent church) and as part of the Buckland Estate, once home to Sir Francis Drake. Sold as a going concern, the business has a loyal staff contingent and trades consistently and profitably.

Accommodation:

Two customer entrances to the front of the building and side access to beer garden. Public bar (7m x 3.9m) with corner wooden bar servery and space for 24 covers. Attractive inglenook fireplace with inset wood burner. Exposed timber beams. Access to snug (2.7m x 2.3m) with space for 6 covers, access to beer garden. Slate style flooring. Lounge bar (4m x 4m) with return bar servery and space for 17 covers. Exposed stone walls and fireplace with inset wood burner. Exposed wooden beams. Inner lobby with ladies WC, access to first floor and door to restaurant. Restaurant (4.4m x 3.9m) with space for 20 covers, flagstone style flooring, part exposed stone wall and fireplace.

Exposed wooden beams. door to kitchen. Kitchen (4.9m x 3.8m) Fitted with a full range of commercial equipment to service a venue of this size to include extraction hood (not tested). Front access door. Rear access door. Behind the bar there is a useful service area with separate access to the rear. First floor lobby with access to the office and the letting apartment (Golden Hind). Please note that that historically this area provided a three-bedroom owner's flat.

Office (4.3m x 4m) to include secure store area. Exposed stone wall and fireplace.

Golden Hind: An attractive refurbished self-catering apartment. Living room (5.7m x 4.1m) with ample sitting room and useful range of kitchen units in one corner with fitted oven and hob. Exposed ceiling beams and open to the inner lobby which provides access to the bedrooms and bathroom. Bedroom (3.6m x 3m). Bedroom (3.4m x 3m plus door recess). Bathroom (2.9m x 2.6m) with shower over bath, wash hand basin and WC.

Outside:

Accessed via rear pathway and side access there is an attractive outside customer beer garden which can accommodate 60 covers on paved and gravelled breakout areas. Gents WCs. Useful walk-in store adjacent to kitchen. Recessed store housing the gas fired combination boiler for both central heating and hot water. To the rear of the beer garden there is a private garden for the owners.

Both the beer garden and private garden are bordered by a stream to one boundary and St Andrews church to the other. Opposite the Inn is a standalone stone barn (5.5m x 4.5m) which provides for additional storage and the beer cellar.

Level surface area which can accommodate two parking spaces but currently used for additional covered customer seating.

The Business:

Our client has run the business for the past 34 years, originally as a tenant for Courage Brewery before buying the building in 2020. During this time, they have made considerable investments to protect the heritage and update the facilities, whilst keeping ahead of times and maintaining a profitable business.

Headline revenue for year ending November 2023 was £473,883 and the trade split is circa 52% wet sale, 46% food and 2% accommodation. Full trading information will be made available to interested parties subject to a viewing, agreement to non-disclosure and proof of funds.

<https://drakemanorinn.co.uk/>

Services:

We understand that mains gas, electricity, 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:

C(59)

Planning:

Sui generis for pub use. Planning authority West Devon Borough Council. Grade II Listed and within the Buckland Monachorum conservation area.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value for the Drake Manor Inn is £14,500 and that the Golden Hind apartment is separately rated at £2,550. This is not the amount payable and we advised interested parties check with <https://www.gov.uk/introduction-to-business-rates> in the first instant. Current government support in the sector provides up to 75% reduction on rates payable until March 2025.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

For sale as the transfer of a going concern to include freehold land and buildings, trade inventory and good will. TUPE will apply. Offers in excess of £745,000. Stock in addition at valuation.

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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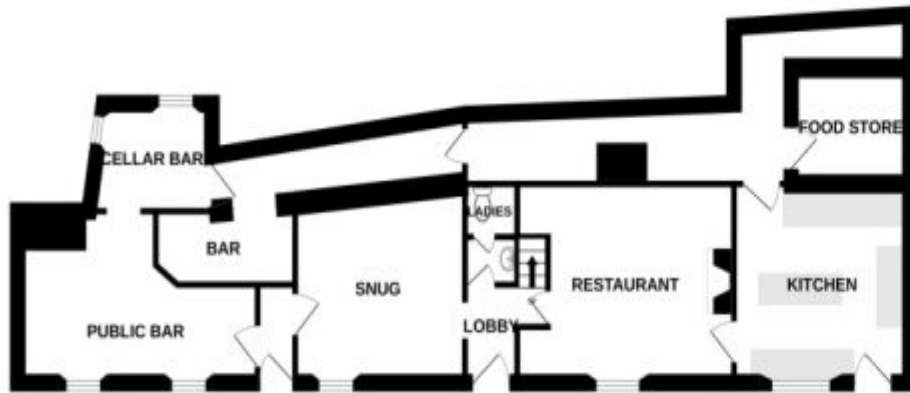
Plymouth Office

Ply House, 3 Longbridge Road

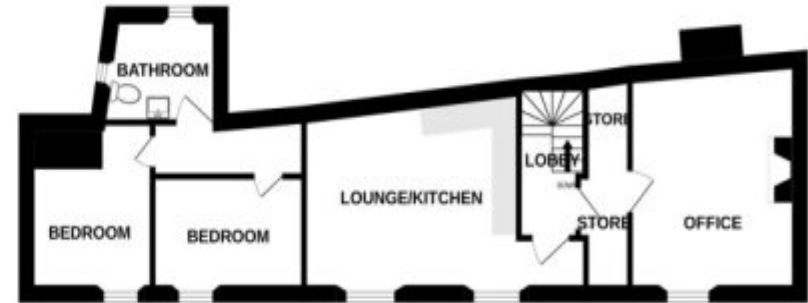
Plymouth PL6 8LT



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.