



**EXMOOR VILLAGE RESTAURANT AND OWNERS
ACOMMODATION WITH WALLED GARDEN – PROMINENT
LOCATION AND ADJACENT TO DUNSTER CASTLE**

KNOWN AS

**REEVES RESTAURANT, 20-22 HIGH
STREET, DUNSTER, SOMERSET, TA24 6SG**

For Sale Private Treaty Subject to Contract

- High Street location with attractive village centre, close to famous Yarn Market***
- Double fronted Grade II Listed three storey premises***
- Ground floor 40 cover restaurant and commercial kitchen***
- Walled garden providing further covers for 50 with rear entrance onto Dunster Castle grounds***
- 4 bedroomed owners accommodation with private kitchen, lounge, office, wet room and bathroom***
- Character accommodation throughout with beamed ceilings, stonework fireplaces etc***
 - Same ownership for the past 18 years***

PRICE: Offers are invited in the region of £825,000 for the Freehold interest including trade fixtures, fittings and equipment, goodwill of the business plus SAV

LOCATION AND SITUATION

The historic village of Dunster is a popular place to live and visit, thanks to its position at the foot of National Trust's Dunster Castle and within Exmoor National Park. Its range of heritage sites and cultural attractions make it a popular tourist destination, with many visitors arriving on the heritage West Somerset Railway which runs from the busy seaside resort of Minehead (3 miles). Road and bus services also connect Dunster with Porlock (7 miles), Dulverton (14 miles), Wiveliscombe (15 miles) and the M5 at the county town of Taunton (22 miles).

The property is located in the Village centre with the High Street the front and Dunster Castle grounds to the rear.

THE PROPERTY AND CONSTRUCTION

Being a Grade II Listed three storey premises with double frontage and rendered elevations there has been a latter single storey extension to the rear with a pitched tiled roof which provides additional commercial space by way of the commercial kitchen. The main roof and ridge were replaced approximately 12 years ago. At ground floor level is a double fronted restaurant providing covers for approximately 40 as well offering many character features such as beamed ceiling, wood flooring and fireplace. To the rear of the property is an attractive walled garden with many established trees and shrubs but also a feature pond, sun canopies as well as table and chair

seating for an additional 50 covers. The garden can be accessed either to the rear of the restaurant, the commercial kitchen or a gateway leading onto Dunster Castle grounds. Our clients rent a parking space to the rear for £400 per annum. Above is the restaurant is two storey family owners accommodation comprising of lounge / diner, private kitchen, 4 bedrooms, office, wet room and bathroom with our clients having plans to create a roof top garden area and additional access. Many of the private rooms have views either over the attractive High Street or the walled garden.

THE PROPOSAL

Our clients are inviting offers for the Freehold interest.

THE BUSINESS

Having been in the same husband and wife ownership for the past 18 years, our clients undertake less day to day operation than previously undertaken with a pool of staffing employed including chef, 2nd chef and manager along with a number of part time staff. Operated 5 evenings per week from 6pm to last orders at 9pm the business is also open seasonally during lunchtimes. An A La Carte menu is offered in the evening along with a large selection of drinks including 50 wines and 20 cocktails. Over the years the business has won a number of Food and Drink awards and with 5 star Trip Advisor reviews a regular occurrence. Net turnover for the

business is generally in the region of £230,000 although 2021 showed an especially busy year with a calendar turnover of £500,000.

THE STOCK

Any current stock to be purchased at valuation upon completion.

LICENCE

The property is sold with the benefit of a Premises Licence.

THE INVENTORY

The property is sold with an inventory of trade fixtures, fittings and equipment.

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

THE ACCOMMODATION (*comprises*)

GROUND FLOOR

Central lobby entrance

RESTAURANT

L' Shaped 35'6 x 31'3 (10.80m x 9.50m) Wood flooring, fireplace with recessed wood burner, tiled hearth, beamed ceiling, table and leather chair seating for circa 40, radiator heating. Bar servery with triple chiller, 3 x wine fridges, down lighters, wood flooring

LADIES TOILET

2 x low w.c's, wash hand basin, tiled floor

GENTS TOILET

Low level w.c, wash hand basin, tiled wall floor

KITCHEN

Extractor, non-slip flooring, plastic clad walls, microwave, 4 compartment chiller, double sink unit, double deep fat fryer, 4 burner gas oven, 6 burner gas oven, hot cupboard, freezer, 3 under counter chillers, coffee machine, ice machine, glass washer, dish washer, wash hand basin, walk in chiller. Dry store with non-slip flooring, plumbing for washing machine, fire door

FIRST FLOOR

Landing with carpet

LOUNGE / DINER

22'1 x 18'5 (6.75m x 5.60m) Stonework fireplace with recessed wood burner, slate hearth, beamed

ceiling, stripped wooden floor boards, window seat, radiator and cover

KITCHEN

Eye and base units, tiled splash back, dishwasher, 4 burner gas top, electric oven, wood effect flooring

WET ROOM

Natural stone shower, slate tiled floor, underfloor heating, heated towel rail, dual marble sinks, low level w.c., overlooking garden, airing cupboard

BEDROOM 1

18'10 x 10'0 (5.75m x 3.05m) Wood effect flooring, window seat, overlooking High Street, radiator heating

OFFICE/ POTENTIAL BEDROOM

15'3 x 9'4 (4.65m x 2.85m) Wood effect flooring, fireplace. It is the clients intention to create a roof top garden with door access from this room with an additional external staircase from the garden

SECOND FLOOR

Landing with carpet, garden view, suitable space for occasional bedroom or office

BEDROOM 2

13'3 x 11'9 (4.05m x 3.60m) Carpet, window seat, radiator heating, fitted wardrobes, loft access

BEDROOM 3

19'2 x 17'10 (5.85m x 5.45m) Carpet, beamed ceiling, radiator heating, window seat, overlooking High Street

BATHROOM

Slate tiled floor, 3 piece bathroom with roll top bath, wash hand basin, low level w.c, heated towel rail, down lighters, cupboard housing combination boiler

OUTSIDE

To the rear of the property is a walled garden with a stonework pathway leading to a grassed area with established trees, shrubs and formal borders. There is table and chair as well as sofa seating for an additional 50 covers as well as sun canopies, summer house, potting shed, freezer shed and bin store. The garden has outside power and lighting. There is a rear entrance to and from Dunster Castle grounds.



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PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
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