



Licensed restaurant premises with 2 Letting Bedrooms and Spacious 1 Bedroom Owner's Apartment in Chagford, an upmarket and sought after Dartmoor town, popular with tourists and having an unusually thriving economy of its own. Characterful premises offering Main Restaurant seating 18 with space for many more, Lounge/Dining Area, Commercial Kitchen and an Enclosed Courtyard Garden. Tremendous potential to develop the style of trade. Viewing essential.

**22 MILL STREET
CHAGFORD, DEVON, TQ13 8AW**

FREEHOLD: £395,000

REF: 2180

The Gallery, Kings Wharf, The Quay, Exeter, Devon, EX2 4AN Tel: 01392 201262

Email: info@stonesmith.co.uk Web: www.stonesmith.co.uk

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

22 Mill Street is a character property and offers potential for incoming purchasers to acquire an attractive and highly sought after catering business opportunity, with letting rooms and owner's accommodation. The property briefly comprises; Main Restaurant comfortably seating 18 with ample space for more; Customer Servery Area; Lounge/Dining Area providing further customer seating; Commercial Kitchen; Customer WC's and 2 Double Ensuite Letting Bedrooms. The property is further enhanced by the deceptively spacious owner's apartment comprising currently arranged as 1 Double Bedroom, Breakfast Room/Office, Sitting Room and a Shower Room. To the rear of the property is an Enclosed Walled Courtyard Garden offering alfresco seating opportunities for customers and a Storage Shed. A viewing is strongly recommended in order to fully appreciate all that this impressive and flexible property has to offer.



SITUATION

22 Mill Street occupies a town centre trading position in this desirable, affluent and attractive Dartmoor town, which maintains an economy that belies its population size. With a variety of different shops and services there is always a strong year-round community that keeps this economy active and has an enthusiastic determination to shop local where possible, even during the winter. It is bolstered by being a popular stop on the tourist trail and has a selection of quality holiday property rentals generating steady traffic to local hospitality. It is a quintessential Dartmoor stannary town steeped in history, with its imposing granite buildings, many dating back hundreds of years, that is widely known as one of the gateway towns to Dartmoor. The town also benefits a wide catchment area of locals amongst the outlying hamlets, farms and villages in addition to its population of something over 1,500 residents. Chagford is just 10-12 minutes from the A30 and is a frequent stop amongst holidaymakers heading for or returning from Cornish holidays. This also makes Exeter and Okehampton both very accessible for supplies. The sale of 22 Mill Street

represents a unique chance to purchase a blank canvas business opportunity with genuine potential to develop the trading style, in a much sought after trading location.



INTERNAL DETAILS

Double part glazed entrance doors to the front lead directly into; **Main Restaurant Seating Area** an attractive character room with full length windows to the front, solid wood flooring, part exposed stone walls, feature fireplace, part exposed ceiling timbers, further entrance door to the front, feature cast iron fireplace (disused), range of freestanding wooden tables and upholstered chairs comfortably seating 18 customers, with ample space for more (previously 30 covers). **Customer Servery** with timber frontage and serve over counter, under counter shelved storage, 2 door glass fronted bottle fridge, feature lighting. **Lounge/Dining Area** with solid wood flooring, feature fireplace with inset wood burner, doors to the rear garden, currently a comfortable seating area (previously 16 dining covers). **Commercial Kitchen** with non-slip flooring, stainless steel and wipe clean clad walls, fitted with a range of commercial catering equipment. **Customer WC's** on the first floor. **Utility Room** on the first floor with storage shelving.



LETTING ACCOMMODATION

Situated on the first floor are two ensuite letting bedrooms, which briefly comprise:-

Bedroom 1 a good sized double bedroom with stripped wood flooring, dual aspect windows with shutters, part exposed stone wall, built in wardrobe and an **Ensuite Shower Room**.

Bedroom 2 another good sized double bedroom with stripped wood flooring, window with shutter, and an **Ensuite Shower Room**.



EXTERNAL DETAILS

To the rear of the property is an enclosed **Walled Courtyard Garden** with alfresco seating for around 12 customers. **Storage Shed** with shelved storage. **Bin Store Area**.



PRIVATE ACCOMMODATION

Situated on the first and second floors, the owner's apartment is deceptively spacious and impressive, being well presented and briefly comprising:- **Breakfast Room/Office** an attractive room with glazed doors to the rear and potential to create a kitchen (subject to consents). Stairs to second floor comprising a large open plan space with a good sized **Double Bedroom** with access to loft storage space, further steps up to a separate **Sitting Room Area** with stunning views of Meldon Hill and the Dartmoor countryside. **Shower Room**.

THE OPPORTUNITY

22 Mill Street has traded as an independent café and restaurant and is fully licensed. The premises boast a town centre trading position, and the business is presented in first class order throughout and offers a purpose equipped catering business opportunity, with the added benefit of letting bedrooms and owner's accommodation. There is an opportunity for incoming operators to develop their own trading style and to trade in a manner to suit their own personal requirements and new owners will benefit from being able to move in without the need for any major expenditure on the premises. 22 Mill Street will undoubtedly thrive in the hands of "hands on" owner operators, especially those with experience and/or a background in the hospitality/catering industry. An early appointment to view is highly recommended to fully appreciate all that this impressive home and business opportunity has to offer.



POTENTIAL

There is the potential for incoming operators to develop the style of trade in a manner of their choosing and to suit their own personal requirements and to take advantage of this sought after the town centre trading location. The sale of 22 Mill Street represents a rare opportunity to purchase an attractive catering business, combined with letting bedrooms and impressive owner's accommodation in a highly desirable location. It will also appeal to investors and speculators.

FLOOR PLANS

Available upon request.

EPC

Requested and to be confirmed.

RATING

2023 List: £9,300. 100% Small Business Rates Relief will be available to eligible parties.

SERVICES

All mains services are connected.

PRICE & TENURE

£395,000 for the valuable freehold interest, vacant possession upon completion.

AGENTS NOTE

Please note that the images were taken prior to the

business closure and may not be completely up to date.

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 it is still available.



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.