



DEVONPORT INN, THE CLEAVE, KINGSAND, TORPOINT, PL10 1NF

Famous waterside free house pub fabulous beachside location S.E. Cornwall village, uninterrupted sea views. Character and historic property (Grade II Listed) with bars and dining areas plus patio seating, commercial kitchens, stores, 2 bed accommodation with en suite. EXCELLENT HIGHLY PROFITABLE TURNOVER in the region of £1 million per annum with a very healthy net profit. NEW LEASE available on sensible terms or FREEHOLD option available.

- SUPERB TRADING POSITION OPPOSITE BEACH
- RENOVATED/MODERNISED GRADE II LISTED PROPERTY
- BAR, DINING AREAS, COMMERCIAL KITCHENS & STORES
- 2 BED OWNER'S ACCOMMODATION WITH EN SUITE
- HIGHLY PROFITABLE TURNOVER IRO £1MILLION
- NEW LEASE, NEGOTIABLE TERMS PREMIUM £175,000 SAV
- OR FREEHOLD OFFERS IN EXCESS OF £900,000 SAV

**BUSINESS TRANSFER - FREEHOLD OIEO : £900,000 SAV
OR LEASEHOLD PREMIUM : £175,000 SAV**

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LOCATION: Kingsand, along with its twin village of Cawsand, forms a highly sought after coastal settlement, popular with tourists, holiday and second homeowners as well as permanent residents, many of whom commute to the nearby city of Plymouth accessible either by road (23 miles) across the Tamar road bridge at Saltash, or via the Torpoint car and passenger ferry some 5 miles distant. Nearby beauty spots include Rame Head, Whitsand Bay, Mount Edgcumbe Park and Antony House (NT).

DESCRIPTION: An extremely rare opportunity to acquire a waterside Free House pub in one of the most sought after coastal village locations in the region. This historic and characterful Grade II Listed property is understood to have originally been constructed around 1740 and stands mid-terrace amongst other buildings of similar character, immediately opposite the beach and enjoying uninterrupted sea views. Our clients have been operating the business since 2010 and have created a superb and highly reputable concern, known for its quality of food and menu choice, as well as its selection of wines and spirits etc. and ales, many of which are sourced locally.

The location of the Devonport Inn is truly exceptional and offers not only a highly lucrative and profitable business, but also an enviable lifestyle due to the waterside location. Just off the beach are numerous moorings where locals and visitors can moor their boats. The bay is packed with yachts and boats of all descriptions during the summer months; some who moor for a few days, others just visiting - most wanting food and refreshment! Viewing is highly recommended and we would recommend extra time is allowed for the visit to fully appreciate the Devonport Inn's stunning setting.

SCHEDULE OF ACCOMMODATION:

GROUND FLOOR Entrance porch provides the main access into:-

BAR 55.3sqm (595.3sqft) of open-plan style with central bar servery, metal top counter, full range of comfortable traditional pub furnishings with tables and chairs, three window seats, fireplace, coffee machine etc., spectacular views across the beach and sea.

REAR SNUG BAR 9.58sqm (103.14sqft) with additional range of bar and dining furnishings.

BAR SERVERY Comprehensively equipped with back bar fitting, beer engine and displays, cash tills, etc. Service passageway through to:-

DISABLED, LADIES AND GENTS' CLOAKROOMS - in all approximately 17.58sqm (189.28sqft).

DRAUGHT BEER STORE 10.7sqm (115.16sqft) with thermostatically controlled cellar cooling unit, complete top pressure beer raising equipment and installation (free loan).

FIRST FLOOR Landing area with dumb-waiter providing easy service access from the kitchens to the main bar area below.

LIVING ROOM/ OFFICE 17.78sqm (191.36sqft) with sea and beach views to the front of the building.

DRY STOREROOM 8.5sqm (91.7sqft).

WASH-UP AREA with commercial dish washing system and door out on to rear flat roof STORAGE AREA.

MAIN KITCHENS 19.8sqm (213.5sqft) with a comprehensive inventory of commercial catering equipment including stainless steel extraction unit, six burner gas range with ovens, stainless steel worktops and chef's refrigerators, ice machine, grills, combi-oven, stainless steel double bowled sink unit, walk-in cold room, fluorescent lighting, full range of wipe down surfaces to walls.

SECOND FLOOR Landing area.

SHOWER ROOM with shower cubicle, wash basin and WC

BEDROOM 1 9sqm (96.9sqft) with window seat and views to the front of the property across the beach and sea.

BEDROOM 2 15.48sqm (166.3sqft) with similar stunning views to the front of the property, and with an en suite bathroom with panel bath and shower, wash basin and WC.

OUTSIDE Immediately to the front of the property is a narrow patio section parallel to the road and which is set out with picnic style tables and chairs directly overlooking the beach and sea. A public ramp and steps lead down to the beach immediately adjacent to the front of the pub. There is ample public car parking facilities within only a couple of minutes' walk.

SERVICES We understand that the property is connected to mains water, electricity and drainage. A bottled gas installation is also connected primarily for cooking facilities in the main kitchens.

BUSINESS:

TRADE is that of a **TRADITIONAL AND HIGHLY REPUTABLE FULLY LICENSED FREE HOUSE INN** which has been operated by our clients since 2010. The business is only now **OFFERED FOR SALE** due to the vendors' desire for a change in their business activities and semi-retirement.

A comprehensive range of ales, wines and spirits are offered behind the bar, many of which are **LOCALLY SOURCED** and with generally an eclectic wine list. Food and catering forms approx. 55% of the overall turnover and covers a range of typical bar meals including pasties, toasted sourdoughs, steaks, traditional fish and chips and with understandably an emphasis on seafoods generally. Our clients' website offers full descriptions of all of their fare – www.devonportinn.com.

The business is operated by a husband and wife team proprietorship, with one proprietor front of house and the other is chef. Additionally, the business is **CURRENTLY STAFFED** by a team of 14, with 3-4 full-time, the remainder being part-time. The property has a full and free On Licence.

We understand that the **CURRENT OPENING HOURS** are from 11am to 11pm daily. As would be expected, the business does have a seasonal bias, the peak period being between March and the end of October, although it has been found since the COVID pandemic that what used to be classed as the "off season" has become far more popular with visitors coming to the South West generally on a more all year round basis.

The pub also has a following of local regulars and is able to draw business from the nearby city of Plymouth, especially at weekends, all year round. We understand that the **TURNOVER** is in the region of £1,000,000 per annum, with a **VERY HEALTHY NET PROFIT** achieved. Additional trading figures will be made available to serious prospective buyers once they have actually inspected the premises.

We understand that **WET AND DRY STOCKS AND BAR GLASSWARE** to be taken over at valuation upon completion should amount to approx. £10,000.



TENURE / LEASE TERMS:

FREEHOLD – to include the business, goodwill, trade equipment, furniture, furnishings and effects and the freehold property. OR:

LEASE – to include the business as a trading entity upon a new lease on negotiable terms, likely to be for a term of some 10 years, with full repairing and insuring covenants, provision for regular rent reviews, at a commencing rental of £60,000 per annum exclusive, and to include the maintenance and repair of the inventory of trade equipment, furniture, furnishings and effects. A deposit or other security may be required subject to covenant status.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £51,000. To find out how much business rates will be payable there is a business rates estimator service via the website. The Council Tax Band Rating for the accommodation is Band A.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is E (52).

VIEWING AND CONTACT INFORMATION:

Strictly through Huntley & Partners. Please contact either:-

Paul Goss on 07570 384544, 01752 206020
Email pg@listers.uk.com

Brian Hasell on 07570 384518, 01752 206020
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