



TAKEAWAY PREMISES 17 STATION ROAD, HORRABRIDGE, YELVERTON, PL20 7ST

Enviably positioned in a busy and sought after Devon village. Modern lock-up premises. Completely renovated and refurbished with sales shop, kitchen/prep rooms and WC. Suit variety of catering styles and uses. Viewing highly recommended.

NEW LEASE - rent £250 per week

FREEHOLD option also available: £120,000.

- IMPRESSIVE TAKEAWAY PREMISES
- ENVIABLE LOCATION IN SOUGHT AFTER DEVON VILLAGE
- MODERN LOCK-UP
- COMPLETELY RENOVATED AND REFURBISHED
- SALES SHOP, COMMERCIAL KITCHEN, PREP ROOMS & WC
- SUIT VARIETY OF CATERING STYLES AND USES
- NEW FLEXIBLE LEASE TERM OR FREEHOLD OPTIONS
- UNDOUBTED DEVELOPMENT POTENTIAL

TO LET : £250 PER WEEK OR FREEHOLD: £120,000
SOLE AGENTS

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HUNTLEY & PARTNERS

Miller Commercial 

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PROPERTY CONSULTANTS

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VALUERS LIMITED

LOCATION:

Horrabridge lies just on the border of the Dartmoor National Park with its extensive and breathtaking countryside varying between rugged hills and tors, to the spectacular rolling farmland and countryside. Situated approximately 3 miles south-east of the popular market town of Tavistock and approximately 12 miles from Plymouth, it has become popular as a commuter village.

DESCRIPTION:

This impressive lock-up takeaway unit is located in the heart of the popular and sought after Devon riverside town of Horrabridge which lies on the western fringes of the Dartmoor National Park. The village has a population of around 2,500 and it is thought that a new takeaway venture would draw custom not only from the village itself, but also from nearby Yelverton, Dousland and the thriving market town of Tavistock. Consequently, it is felt it offers undoubted scope for future development.

The premises are available as a lock-up unit and comprise a sales shop, kitchen, prep area and staff WC. The unit itself has been completely renovated and refurbished with new commercial wall and floor coverings, extraction canopy and an inventory of catering equipment. It is felt that it would suit a variety of catering styles and uses, and an early viewing appointment is strongly recommended to fully appreciate the location, appeal and undoubted future trading potential that the unit offers.

SCHEDULE OF ACCOMMODATION:**GROUND FLOOR**

TAKEAWAY SHOP A well appointed takeaway area with commercial wall and floors, fluorescent lighting, gas meter and service counter. Access through to:-

KITCHEN AND PREPARATION AREA With new commercial hood and extraction with computerised air filtration system, commercial wall and floors, commercial sink unit, fluorescent lighting, Williams stainless steel fridge freezer, chest freezer, commercial wok range, stainless steel preparation tables, stainless steel wash-hand basin.

SEPARATE WC

BOILER STORE

SERVICES We understand that all main services are available to the property.

TRADES AND USES:

This **IMPRESSIVE TAKEAWAY PREMISES** enjoys an enviable trading position in the centre of the busy and sought after Dartmoor riverside village of Horrabridge.

The unit itself has been **COMPLETELY RENOVATED AND REFURBISHED** by our client with improvements including new extraction system, new electrics, new gas meter, new range and equipment etc. Indeed, it is presented to a particularly high standard and it is felt that it would lend itself to a **VARIETY OF CATERING STYLES AND USES** dependent on a prospective purchasers requirements.

It is felt that it offers **EXCELLENT POTENTIAL** for future development and that with new and enthusiastic ownership a popular and successful business could be established.

TENURE / LEASE TERMS: FREEHOLD OR LEASE OPTIONS AVAILABLE:

LEASE: The premises are available with the benefit of a new Lease the length of which is negotiable at a commencing rental of £250 per week, inclusive of water rates, subject to rent reviews every third year, with the tenant responsible for the standard repairing and insuring covenants. For fuller details, please contact the agents. Alternatively:

FREEHOLD: £120,000

VAT:

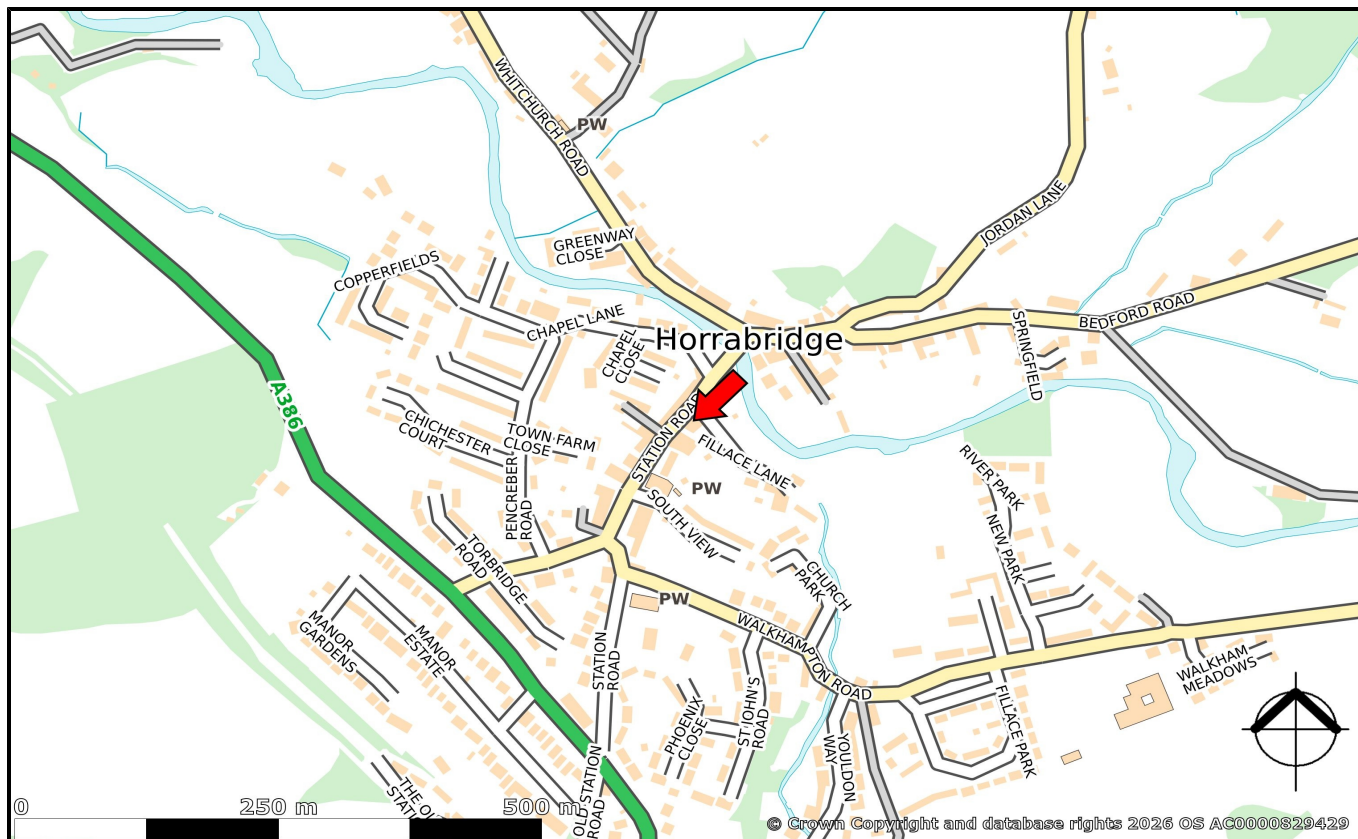
All the above prices/rentals are quoted exclusive of VAT.

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](https://www.tax.service.gov.uk/view-my-valuation/search). To find out how much business rates will be payable there is a business rates estimator service via the website.



ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is: TBA.

VIEWING AND CONTACT INFORMATION:

Strictly through Huntley & Partners. Please contact :-

Paul Goss on 07570 384544, 01752 206020

Email pg@listers.uk.com

Brian Hasell on 07570 384518, 01752 206020

Email bh@millers-commercial.co.uk

AGENTS NOTE: Huntley & Partners and Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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ANTI-MONEY LAUNDERING REGULATIONS: A successful tenant/buyer will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

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