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Ref No: R.534

KNIGHTSTONE TEA ROOMS

CRAPSTONE ROAD, CRAPSTONE, YELVERTON, DEVON, PL20 6BT.

- * *Impressive moorland tea rooms.*
- * *Lovely setting in Dartmoor National Park.*
- * *Charming lock-up premises well presented and equipped throughout.*
- * *Restaurant/dining area with covers for approx. 34 persons.*
- * *Trade patio with covers for approx. 40 plus.*
- * *Turnover restricted below VAT threshold.*
- * *Well established business. Retirement sale after 20 years.*
- * *Unique opportunity offering tremendous potential.*
- * *Viewing strongly recommended.*



The Knightstone Tea Rooms is located on the edge of Roborough Down being only a few hundred yards from and having direct access to the main A386 road leading south into the major South Devon city of Plymouth. It is located right on the edge of Dartmoor National Park, and the property is only a few hundred metres from a well-known local landmark known as the "Big Rock" and it is a very popular and well frequented recreation area. It is not uncommon to see many families here, particularly during the warm, sunny months, as the rock is an ideal climbing and scrambling area for children and the surrounding area is perfect for playing games, kite flying, picnics etc.

This part of Roborough Down was, during World War II, used as an airfield, and the old runways and aircraft parking bays and bunkers are still laid out very much as it was in those days. Indeed, Knightstone boasts some unique history, in that it was commandeered by the Air Ministry during the war, and is reputed to have been used as the control tower for the Spitfires and Hurricanes that flew from here to protect the city of Plymouth and Devonport Dockyard.

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact, and intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of these statements. The vendors or lessors do not make or give Huntley & Partners nor any person in their employment, any authority to make or give any representation or warranty whatsoever in relation to this property.

Yelverton grew largely in the Victorian period, and was very popular with people visiting and walking on the moor, and, indeed, there are some of the most beautiful scenic landscapes around here, varying from pretty woodland copses with streams and rivers, set against the splendour of the rising rugged tors of Dartmoor. Yelverton is a popular area for tourism, but is also an expanding residential area acting very much as a dormitory village to the city of Plymouth some 8 miles to the south. Nearby, is an area noted as being of particular scenic beauty at Burrator Reservoir in the neighbouring village of Dousland, which attracts both local residents and visitors throughout the year.

The premises themselves comprise the majority of the ground floor of a detached building, with the owners' accommodation not to be incorporated within the lease agreement. In brief it comprises an entrance foyer with cloakrooms, restaurant and tea room area, comprehensively fitted commercial kitchen and preparation rooms, together with a most impressive trade patio area enjoying lovely views out across the downs and moorland beyond. Due to the historic links of the premises to the RAF, the landlords intend to utilise part of the tea room and restaurant area for the display of various RAF memorabilia and artefacts. These will have to remain in situ, although due to the interest and history they do serve as a draw for the business moving forward. An early viewing appointment is felt to be essential to fully appreciate the location, appeal and tremendous future trading potential of the business.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

MAIN ENTRANCE FOYER With access to the restaurant and tea rooms area and access to:-

LADIES AND GENTS CLOAKROOMS

RESTAURANT AND TEAROOMS (9.85m x 10.9m narrowing to 5.13m) An attractive and well-appointed L shaped dining area with part natural stone and part natural brick walls, fitted carpet, covers for approximately 34 persons, servery counter, coffee machine, various display shelving and door to trade patio garden area.

NOTE: As mentioned previously, there is an array of glazed display cabinets and shelving for the various RAF memorabilia owned by our clients.

KITCHEN (5.18m x 4.26m) A smart well equipped commercial kitchen with commercial floor covering, stainless steel preparation tables, two refrigerators, fluorescent lighting, turbo-fan oven, Blue Seal oven, extraction hood, stainless steel hot cupboard, four ring electric cooker, stainless steel sink unit, six microwaves, tiled walls, dry goods store and window to side aspect.

INNER LOBBY With understairs storage cupboard and access to:-

FREEZER STORE With two upright freezers, plumbing for washing machine and tumble dryer.

OUTSIDE To the front of the property is an extensive tarmacked car parking area which was not incorporated in the lease agreement and can be utilised by customers to the tearooms. Adjacent to this and directly overlooking the downs and moorland is a large trade patio area with covers for at least 40 persons. There is access from the trade patio into the restaurant and tea rooms.

SERVICES We understand that mains water and electricity are available. Drainage is via a septic tank.

THE BUSINESS

TRADE is that of an **ATTRACTIVE LICENSED TEA ROOMS** which enjoys a lovely setting on the southern fringes of the beautiful Dartmoor National Park. The business has been in the **PRESENT HANDS** now for the past 20 years and is only now **OFFERED FOR SALE** as our clients are looking to retire.

Over the years the business has been run successfully by a husband and wife team with some part-time staff. In more recent years their son has been involved in the business with our clients taking a part-time role, but now he has decided that he wants to pursue other interests. At present, the current **OPENING HOURS** are restricted by choice with the tea rooms open from 10am to 3pm Monday through to Saturday. At present, though choice, they do not open at the weekends or evenings although this could definitely be exploited by new and enthusiastic owners.

The current **MENU** ranges around teas, coffees, cakes, sandwiches and light meals. In the past our clients have done Sunday lunches and small functions and it is felt that there is undoubted scope to develop the menu and offer a far wider choice.

We understand that the premises are licensed.

We understand that, historically, our clients have chosen to trade the business just below the VAT threshold with an **ANNUAL TURNOVER** of around £70,000. It is felt that under new and enthusiastic ownership there is **TREMENDOUS POTENTIAL** to build on the current takings and develop a highly successful and profitable concern in years to come.

We understand that **STOCK** to be taken over at valuation upon completion should be nominal.

TENURE The premises are offered initially with the benefit of a new 2 year term at a commencing rental of £250 per week, exclusive of rates. On top of the rent the tenant will pay a fair proportion of the light, heat and services of the unit. The lease will be exempt from the standard renewal provisions of the Landlord and Tenant Act 1954. For fuller details please contact the agents.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office website (www.voa.gov.uk).

A unique opportunity to acquire a moorland tea rooms in a stunning trading position offering fantastic scope for future development.

PRICE: NIL PREMIUM VIEWING ESSENTIAL

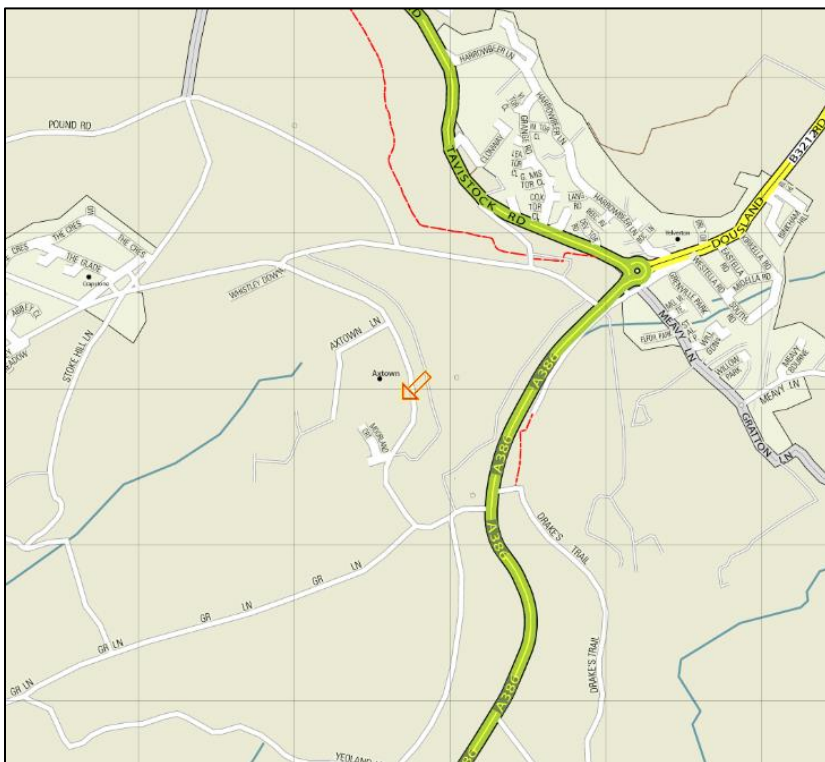
Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING Our clients require that **all viewings must be arranged by prior appointment through our offices.** Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

PROFESSIONAL SERVICES We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions.** Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20** (24hr answering service).

MORTGAGES Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.

LOCATION MAP



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate

Knightstone, Crapstone Road, YELVERTON, PL20 6BT

Dwelling type: Top-floor flat Reference number: 8395-7220-4779-4070-7976
 Date of assessment: 30 October 2015 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 02 November 2015 Total floor area: 150 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,767
Over 3 years you could save	£ 1,377

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 282 over 3 years	
Heating	£ 4,065 over 3 years	£ 2,688 over 3 years	
Hot Water	£ 420 over 3 years	£ 420 over 3 years	
Totals	£ 4,767	£ 3,390	You could save £ 1,377 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not energy efficient - higher running costs

Current	Potential
68	70

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,374	✔

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/ksavingsenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

PHOTOGRAPHS

