



For Sale

**Guide of £500,000
plus VAT**

**Drew Arms, The Square, Drewsteignton, Exeter,
Devon EX6 6QN**

**0.38 Acres
(0.15**

Summary

- Substantial Dartmoor Freehouse
- Three trading rooms
- Separate building with function room and bunks rooms
- Walled courtyard and separate bunk house
- 2 letting rooms
- 2 bedroom flat
- Rare Opportunity

Location:

The property is situated in Drewsteignton, a small village on the edge of moorland, which lies within the National Park and in the valley of the River Teign. Drewsteignton is approximately 13 miles west of Exeter and 9 miles south east of Okehampton. The population of the ward in the 2011 census was 1,616. The pub is located in the square, the focal point of the village and adjacent to the 15th century church. The customer base will be the immediate community and visitors to Dartmoor and nearby Castle Drogo, which is a popular destination.

Description:

The property forms the end of a terrace of similar age cottages on the village square. The building is of cob construction with a thatched roof. To the front there is a patio seating area whilst to the rear there is a separate function room, bunk rooms and bunk house and attractive courtyard. Customer car park for 8 vehicles. The plot measures 0.38 acres.

Accommodation:

Front entrance to the trading area which provides for three rooms and 52 covers overall serviced by a two serving hatches to the public bar. Customer toilets, kitchen and store/office. At first floor there are two basic letting rooms, one with en suite shower room, the other with separate independent bathroom.

Private Accommodation:

In addition there is a two bedroom flat with lounge (formerly another letting room with shared bathroom) dining area, kitchenette, utility and bathroom.

External Area:

To the front of the property is a terrace which provides space for 40 external covers. There is access to a customer car park to the rear with space for 8 vehicles. Also at the rear is a detached function room and bunk rooms of stone and brick construction with a corrugated metal roof. The function room provides space for 50 covers, bar and customer toilets. The bunk rooms are basic and comprise three rooms with bunk double with single bed over and all accessed directly from the rear access lane. Adjoining shared shower room/WC. There is a separate stone built barn with two further bunk rooms, one with capacity for 5 and the other 4, with an enclosed garden area. Further external trade area, with an enclosed courtyard with outside bar and space for 60 covers. Wooden store and small lawned garden.

Trade:

The venue has been run as an investment by our clients and as such no historic accounts are available. The sale includes the transfer of the premises licence.

Fixtures & Fittings:

The sale does not include any items of furniture equipment, trade fixtures and fittings. Any that are left post completion are not warranted for their suitability, safety or ownership. The asking price is for the land and buildings only.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

E (122)

Planning:

The Drewe Arms is a Grade II* Listed building understood to have been built in the 17th century with 19th century modernisation. It lies within the Dartmoor National Park. The property is listed as an Asset of Community Value.

Business rates:

The rateable value effective 1st April 2023 is listed at £11,500. Interested parties are advised to make their own enquiries with regard to current rates and council tax payable. Council tax band B.

Terms:

The property is available freehold with a guide of £500,000 plus VAT.

Offers can be sent by post or email for the attention of Michael Easton in order that we can give detailed consideration to all the offers received, we ask that the following information is included:

The name and address of the purchaser

The headline amount offered

Any conditions

Proof of funding

Solicitor details

It should be noted that our client is under no obligation to accept the highest offer or indeed any offer submitted.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

The property has been elected for VAT and therefore VAT will be charged on the price.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

CONTACT THE AGENT

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