



For Sale

Guide Price £425,000

The Leaping Salmon, Whitchurch Road,
Horrabridge, Yelverton, Devon PL20 7TP

0.4 Acres
(0.16 Hectares)

Summary

- Public house in popular Dartmoor village
- Complete refurbishment
- Focus on fresh food and local produce
- Public bar and dining area (42 covers)
- First floor dining room (24 covers)
- Three independent en suite letting rooms
- Tiered beer garden
- Freehold
- Overlooking the river
- Car park c16
- 0.4 acres

Location:

Horrabridge is an attractive village within the Dartmoor National Park between Plymouth (12 miles) and Tavistock (4 miles). The Leaping Salmon has an attractive outlook over the river Walkham and is one of two public houses in the village. The last reported population was in excess of 2,000 residents and the village is a popular point from which to access the surrounding moorland; the Inn gaining a good reputation with walkers staying in the area.

Description:

The Leaping Salmon has been in family ownership for a number of years within which time they have undertaken a complete renovation and refurbishment, with no expense spared to provide a venue of much charm and character, known for freshly prepared food using local produce. Run under management, there now exists an excellent opportunity for new owners to promote the business further from an established base.

The Leaping Salmon provides for public bar and dining room with separate former café (currently a bakery) at ground floor with an extensive commercial kitchen. On the first floor there is a private dining area and three en suite letting bedrooms, each with Independent access.

To the rear is a customer car park and tiered beer garden.

Accommodation:

Front entrance lobby to open plan dining area (6m x 5.1m plus snug 3.2m x 2.9m) with paint washed stone walls and many attractive features. Space for 30 covers. Step up to public bar (9.3m x 5m) with space for a further 12 covers, corner bar serving, impressive original inglenook fireplace, doors to rear lobby, kitchen and adjoining former café/bakery. Stairway to first floor dining room. Former café (6.2m x 5.6m) a very useful room with separate access and currently used by an artisan baker during Monday-Thursdays. It can provide for further dining space or a number of other/existing uses. Commercial kitchen (6.8m x 5.3m) with full extraction and catering equipment. Rear lobby with access to the beer garden and customer car park. Ladies/gents/accessible toilets and baby change. An open stairway from the bar leads to a first floor dining area (5.2m x 4.9m) with space for 24 covers and useful storage room.

Smartly presented rooms which have been created during our clients ownership to provide for 2 doubles and 1 family room, all with en suites.

Customer car park for c16 vehicles with tier beer garden providing space for 10+ benches. Stone outbuilding which provides for store (5.3m x 1.8m) and beer cellar (5.3m x 3.3m).

The Business:

Our clients bought the property as a closed and dilapidated venue and set about to completely renovate all aspects of the building to include the roof, heating and electrics, creation of letting rooms and a full commercial kitchen, in essence, all areas have been accessed and improved. The business has been run to promote local and organic produce and receives strong local support and growing customer base from further afield. Run under management there exists a great opportunity to fully promote the business further from such a solid foundation.

Trading Hours:

Alturate Wednesday Evenings
Thursday - Saturday: 9:00 am - 11:00 pm
Sunday: 11:00 am - 7:00 pm

Trade:

The business is profitable and trading accounts can be made available to interested parties following a viewing and agreement to a non disclosure agreement. Trade split is circa 45/40/15 food/wet/accommodation. The business is supported by a website <https://www.theleapingsalmon.co.uk/>. TUPE will apply excluding the management couple.

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:

B(46)

Planning:

Interested parties should make their own enquiries to the local planning authority This property lies within the jurisdiction of The Dartmoor National Park <https://www.dartmoor.gov.uk/> The property sits within the village conservation area.

Business rates:

The rateable value effective 1st April 2023 is listed at £9,250 on the valuation office website, which pending the purchasers situation should qualify for 100% small business rates relief. Council tax band A. Interested parties are advised to make their own enquiries in regards to current rates and council tax payable.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

Available freehold off a guide of £425,000 to include goodwill and trade inventory. Stock in addition at valuation.

Legal fees:

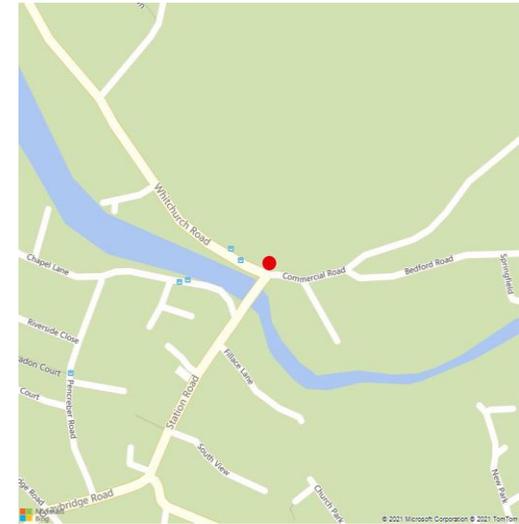
Each party to be responsible for their own legal fees in relation to this transaction.

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 is opted to tax. We advise interested parties to seek independent advice in this regard.



Further information and viewings:

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

CONTACT THE AGENT

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Plymouth Office

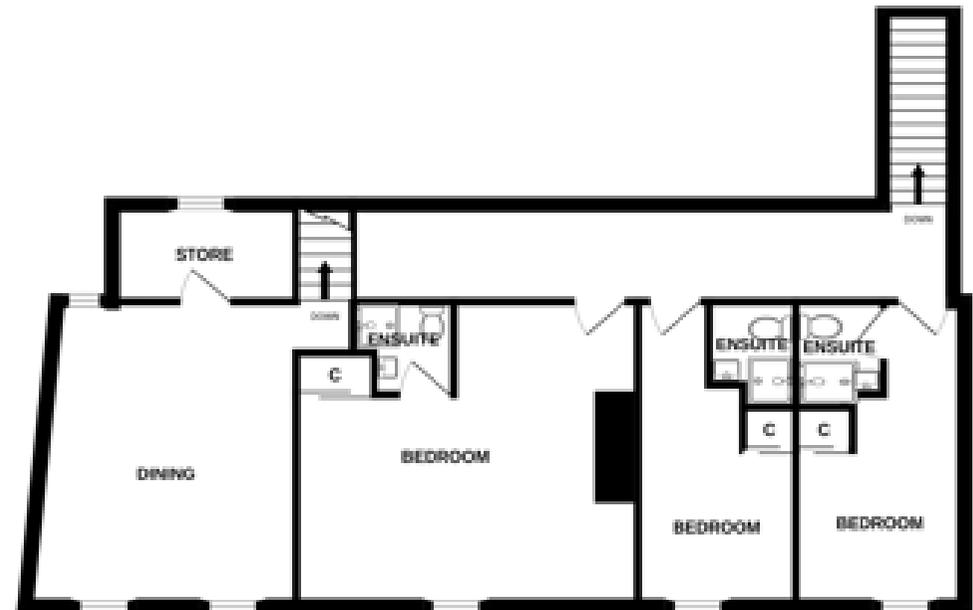
Plym House, Longbridge Road,
Plymouth, Devon PL6 8LT



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.