



For Sale

£600,000

Rodean Restaurant, The Triangle, Kenton, Exeter, Devon, EX6 8LS

Summary

- Attractive property in popular village between Exeter & the South Devon coast
- Established freehold restaurant offering a great family business opportunity
- 25 year old ownership
- Fully equipped and offered for sale as a going concern
- Versatile owner accommodation with two separate living areas
- Trading profitably

Location:

Kenton Is a popular village situated 20 minutes South of Exeter city centre on the estuary and coast road to Dawlish and Teignmouth. It is well known for nearby Powderham Castle, built between 1390 and 1420 and home to the Earl and Countess of Devon. There is also a 14th century red sandstone church and adjoining Almhouses; all of which provide an attractive backdrop to the village centre of which The Rodean plays a pivotal role.

The restaurant enjoys a highly visible position, overlooking the village green (which provides an outside trading area) and within the conservation area.

Description:

The Rodean Restaurant Is an excellent example of a well run business which has previously supported three generations during our clients ownership, both from the business but also with the accommodation available. Originally a butchers shop and trading as a restaurant from 1983, our clients have owned and run the Rodean for over 25 years and are now looking to take a well earned break. They are selling a fully established and well regarded restaurant in a popular location, easy to reach from a both Exeter and the surrounding villages. The trade areas, kitchen and owner accommodation is all presented in excellent order and described in greater detail below. The business operates Thursday to Saturday evenings along with Saturday and Sunday lunch and this is a choice by the owners who have cut back sessions over the years to suit their needs; this could offer an opportunity for new owners to re-establish.

Trade Accommodation:

The property provides for trading and back of house areas at ground floor with living accommodation above. All is presented in good order and there are a number of interesting features such as exposed stone walls, butcher hooks and large attractive windows:

Customer entrance to dining room for 8 covers with bar with step to lobby, having access to rear lobby and main restaurant with space for 14 covers. Additional door to front of building (unused). Internal door and stair to first floor accommodation. Walkway through, with waitress/waiter station to rear dining room providing space for a further 10 covers. Commercial kitchen fully equipped and with extraction (not tested). Rear delivery door.

Inner lobby with useful area used for office admin, customer toilets, rear access door to private yard and access to owners' accommodation.

Owners' Accommodation:

The upper floors provide for versatile accommodation which has previously been used as two separate areas by the current owners as it provided enough space for three generations under one roof. There are two stairways and interconnecting doors at first floor to suit the next owner's needs. For ease we will list as apartments 1 & 2.

Apartment 1:

Stairway from Inner lobby to upper hall with stairway to upper floor and access to lounge with attractive fireplace and wood burner, inner dressing room with access to bedroom with built-in wardrobes along one wall and bathroom. Upper floor with large landing and two Interconnecting rooms and through to shower room with WC.

Apartment 2:

Accessed via stairway from main dining room to landing with useful storage areas and doors to: Lounge and bedroom with en suite shower room and WC. Window access to flat roof decking area.

Outside:

Rear yard with utility area and shed. Separate bin storage area. Walk in cold-room.

Services:

We understand that mains electricity, gas, 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:

Awaited.

Planning:

The property use is listed as E. All planning enquiries can be made via Teignbridge District Council <https://www.teignbridge.gov.uk/>

Business rates:

Current rateable value is listed as £4,400 per annum as per the valuation office website. Interested parties are advised to make their own enquiries. Council tax band B.

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

Terms:

Rodean Restaurant is available by way of a transfer of a going concern. This includes the freehold land and buildings, goodwill and chattels. The owners run the business to suit their lifestyle with the assistance of a small number of staff.

Trading accounts will be made available to interested parties subject to client approval and a viewing of the property. Lots of opportunity exists for new owners to Increase sales through menu additions, events and extending trading hours as required.

Legal fees:

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

Money laundering:

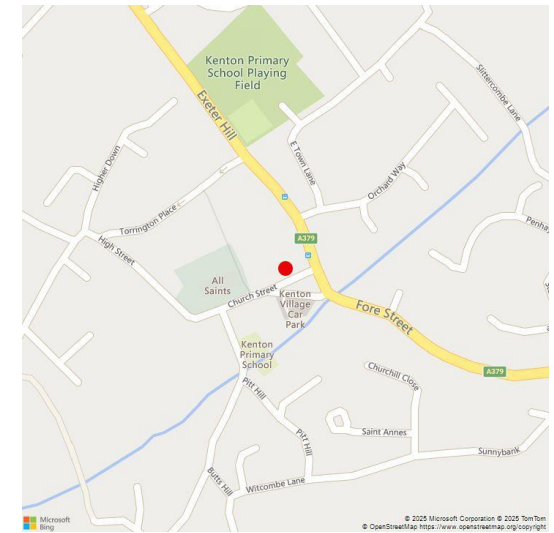
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Further information and viewings:

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



CONTACT THE AGENT

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Sales Manager

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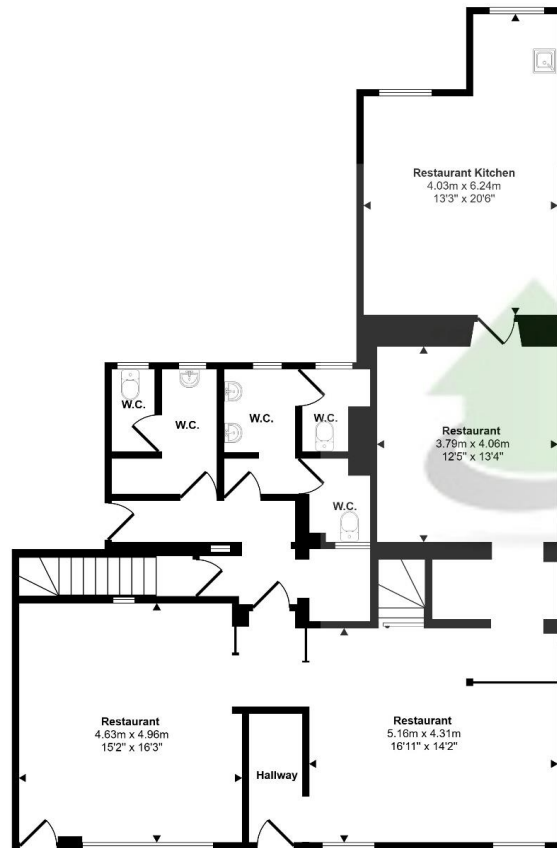
Email: lisat@smartestateagent.co.uk



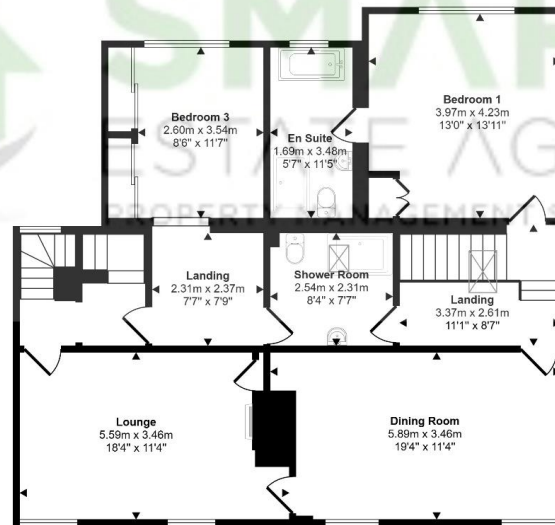
Exeter Office

Balliol House, Southernhay Gardens, Exeter,
Devon, EX1 1NP

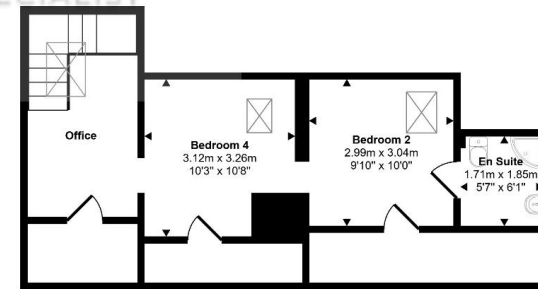
Approx Gross Internal Area
281 sq m / 3022 sq ft



Ground Floor
Approx 128 sq m / 1382 sq ft



First Floor
Approx 106 sq m / 1143 sq ft



Second Floor
Approx 46 sq m / 497 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.