



To Let

£60,000

**The Railway Inn, Dartmouth Road, Churston
Ferrers, Brixham, Devon TQ5 0LL**

**0.66 Acres
(0.27 Hectares)**

Summary

- New free of tie lease opportunity
- Smart detached leasehold venue with 80 internal covers over bar and restaurant
- 120 external covers
- Six letting bedrooms and manager's flat
- C50 car parking spaces
- Successful going concern
- Main road location with lots of nearby development

Location:

Churston Ferrers along with neighbouring Galmpton have a last reported population of c6,500 residents and form a busy hub linking both Brixham and Kingswear/Dartmouth via ferry to the rest of Torbay. There is considerable local development and the growing population provide a greater customer base for this high visibility venue.

In addition to the local customer base this is area for tourism with large holiday parks nearby and attractions to include the steam railway, Greenway (former holiday home of Agatha Christie), Quaywest water park and many waterside beach attractions and heritage.

Description:

Smart and busy Grade II Listed venue with strong food and drink business and additional bonus of 6 letting bedrooms. Situated adjacent to Churston station and close to the beaches of Goodrington and Broad Sands and the popular coves at Elberry and Fishcombe, it's prominent position on the A3022, services Brixham and the ferry link to Dartmouth from Paignton.

Available by way of a new 10 year free of tie lease on full repair and insure terms. Nil premium. Inventory of c£60,000 and TUPE will apply.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

The public bar is approached via a customer lobby from the main car park (with gents toilets) and provides four separate areas around a central wooden bar servery. This offers a mix of lounge bar seating, formal and informal dining areas and overall space for 88 covers to include a raised dining area. Overall footprint for the trade area is 174sqmtrs (1873 sqft). Access to ladies WC's, office to rear of bar. Access to kitchens and lobby for letting accommodation.

The kitchens are extensive with main kitchen (5.9m x 3.5m) having full extraction. Preparation room (5.2m x 5m) with delivery access. Wash room (3.5m x 1.4m). Still room, rear lobby with service yard access, locker room, store room with walk in chiller, further stores and office in addition to garage/store (5.1m x 3.7m).

Separate access and lobby for guests with return door to main bar and stairway to letting rooms at first floor.

Beer cellar (4.2m x 3.2m). Ground level and accessed externally via the car park.

At first floor level there is a landing and hallway with storage cupboards and separate fire escape. The letting rooms are in good order, each having bath en suites with mixer tap showers.

- Letting room 1: (4.3m x 3.5m excluding en suite). Double bedroom
- Letting room 2: (4.4m x 3.9m including en suite). Double bedroom
- Letting room 3: Lobby with access to bedroom (4.4m x 3.9m). Separate bathroom.
- Letting room 4: Formerly a family suite with bedroom (5.4m x 3.6m) with doors off to bedroom (3.5m x 2.7m) and bathroom.
- Letting room 5: Family room (6.2m x 5m including en suite).
- Letting room 6: Family room with fitted kitchenette, bedroom and en suite (5.4m x 5m inclusive).

Manager's Flat:

Lobby to lounge with kitchen (5.2m x 5.1m) through to bedroom (3.9m x 3.7m) with en suite shower room and WC.

External Area:

Main customer car park for 48 vehicles and patio beer garden with space for 8 x 6 seater benches. Further gravelled area with space for a further two benches. Extensive garden to side with space for 120 covers.

The Business:

Established going concern run under management as part of an independent pub group (unbranded). trade split food/drink/accommodation c55/30/15.

Available by way of a new 10 year lease with headline rent of £80,000 per annum. Trading accounts available pending applicants provided proof of funds and background. A free of tie application form must be completed in all cases (available on request) with business plan to include forecast profit and loss.

The lease will be protected by Part II of the Landlord and Tenant Act 1954. The rent will subject to annual increases in line with the retail price index and five yearly rent reviews. The lease is assignable after the end of the first two years and will be let on fully repairing and insuring terms. Standard free of tie Heads of Terms are available on request. The first three months' rent and other contractual charges will be payable in advance and the deposit payable will be 25% of the rent. Please note all costs may be subject to VAT.

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:

C (61)

Planning:

Sui Generis for pub use.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £31,250. Current rates payable 49.9p in the pound. Government support in the sector prov40% discount on rates payable until March 2026. Council tax band C.

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



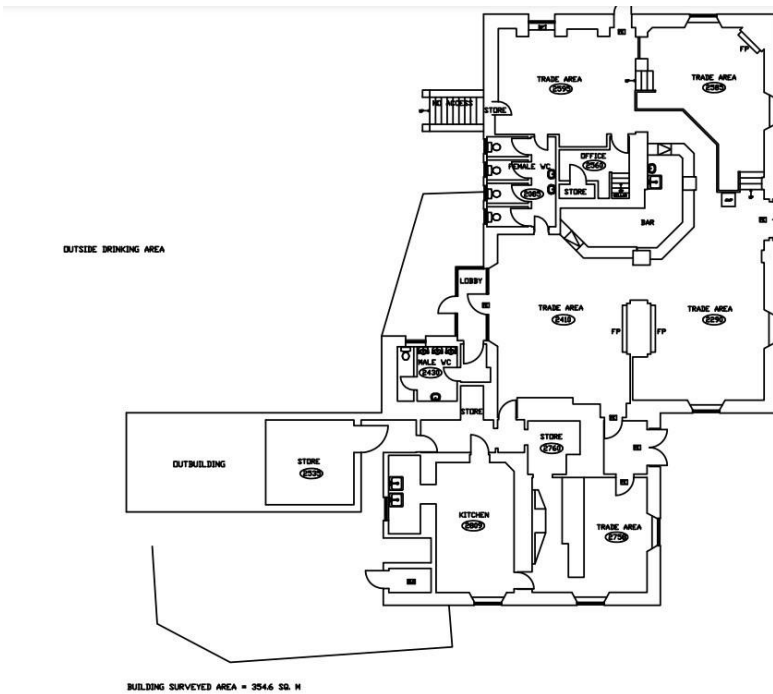
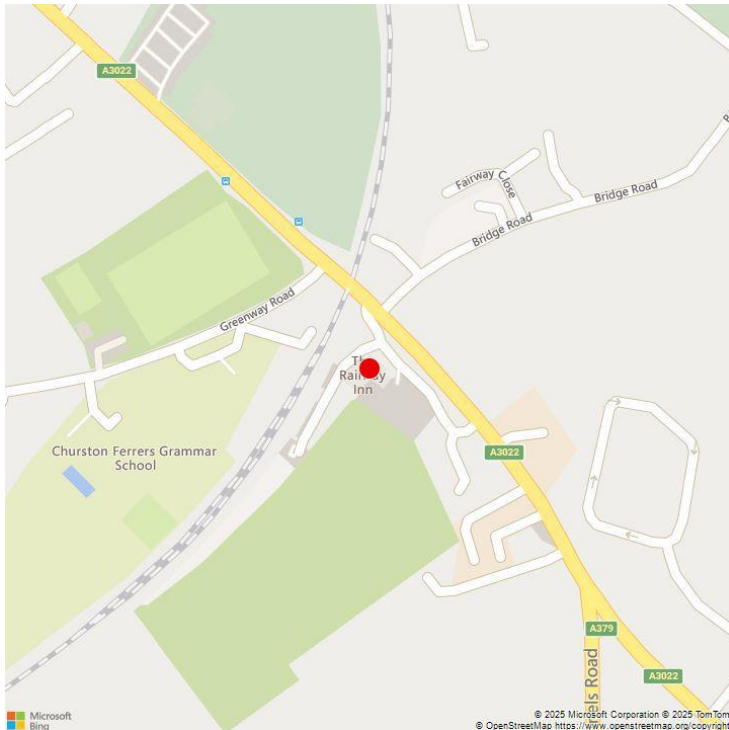
New free of tie 10 year lease available. TUPE will apply, Stock in addition at valuation.

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

All figures quoted are exclusive of VAT if applicable.

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

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



CONTACT THE AGENT

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