

Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

For Sale

Guide price £750,000

Hunting Lodge, Cadleigh Park, Ivybridge, Devon PL21 9JN

0.52 Acres
(0.21 Hectares)

Summary

- Highly visible freehold Inn
- Extensive trade areas to include public bar, snug and restaurant
- 140 covers plus 80 cover function room
- 3/4 unused letting rooms
- Strong food trade in busy and accessible location
- 1 bed apartment
- Customer car park (60)
- First time available for c20 years

Location:

The Hunting Lodge enjoys a highly visible location adjacent to the A38 Eastbound between Lee Mill and Ivybridge and is a popular location with great access links.

Description:

The Hunting Lodge is a traditional public house with extensive trading area to provide for public bar, restaurant and function room.

Originally part of a residential terrace, the property has been subject to significant development and provides for c220 internal covers. There is a large customer car park (60) , 3/4 unused letting bedrooms and a 1/2 bedroom apartment. A retirement sale with a transfer of the business, there are clear opportunities for future growth and development.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net / gross internal basis.

The principal customer entrance is to the rear directly from the car park, with separate entrance for letting rooms to the front. Rear lobby with access to gents, ladies and accessible WCs. Access through to principal dining area (12.2m x 7.6m) with long wooden bar servery and adjoining food servery. Space for 48 covers. Access to public bar, function room, lobby for letting rooms and kitchens. Public bar (13.7m x 7m) with part exposed stone walling and fireplaces and part exposed wood flooring and ceiling beams. Return wooden bar servery and space for 64 covers. Snug (6.7m x 3.6m) space for 28 covers. Internal stairway to owner's apartment. Function room/overspill dining (9.8m x 9m plus recess). A versatile room with sliding patio doors too rear and covered customer area. Space for 80 covers. Wood flooring and exposed roof timbers. Kitchen (7.6m x 6.7m including cold store). Full commercial kitchen with extraction (not tested) and recessed waiter/waitress station. Walk-in chiller and freezer. Rear lobby with delivery access, utility and staff WC. Beer cellar (4.8m x 3.9m).

The first floor is accessed via two internal stairs, one with independent access, and is interconnected to be used as best suits the owners. Previously used to provide 4 letting bedrooms and a one bedroom apartment.

First floor landing with door onto flat roof. Inner lobby with access to Letting bedroom 1 (4.7m x 4.2m) with ensuite shower room. Office (2.8m x 2.2m). Letting bedroom 2 (5.9m x 3.3m including en suite shower room). Letting bedroom 3 (3.7m x 2.6m) with en suite shower room. Letting bedroom 4 (3.2m x 3.1m) with separate bathroom. Apartment with bedroom (4m x 3.2m) with en suite bathroom and utility room/store.

Outside:

Large customer car park (60), garage and covered customer area adjacent to the function room.

The Business:

The owners have run the Hunting Lodge for almost 20 years as a traditional pub with a strong food offer. The sale is brought about by retirement and there is considerable scope to increase sales from an already well established base. The business trades a net revenue of c£600,000 with opportunity to better promote the venue (for example there is no website or social media promotion), to make use of the function room and reintroduce the letting rooms.

Services:

We understand that mains electricity, water, gas 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(63).

Planning:

Sui Generis for public house use and within the South Hams planning authority**.** There may be future potential for residential development in part of full, subject to planning.

Business Rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable from 1st April 2026 is £43,000. Please note this is not rates payable and interested parties are advised to confirm this with the local authority. Council tax band A.

Contact our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The Hunting Lodge is available freehold and as a transfer of the the going concern to include trade goodwill and inventory. TUPE will apply. Trading accounts are available to qualified interested parties subject to a viewing and agreement to non disclosure terms. Guide price £750,000. Stock in addition on day of change and 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, Terrorist Financing and Transfer of Funds Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and proof of address, together with proof and source of funds upon acceptance of an offer.

VAT:

The property has been elected for VAT and therefore VAT will be due on 90% of the price.

Further information and viewings:

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

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Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

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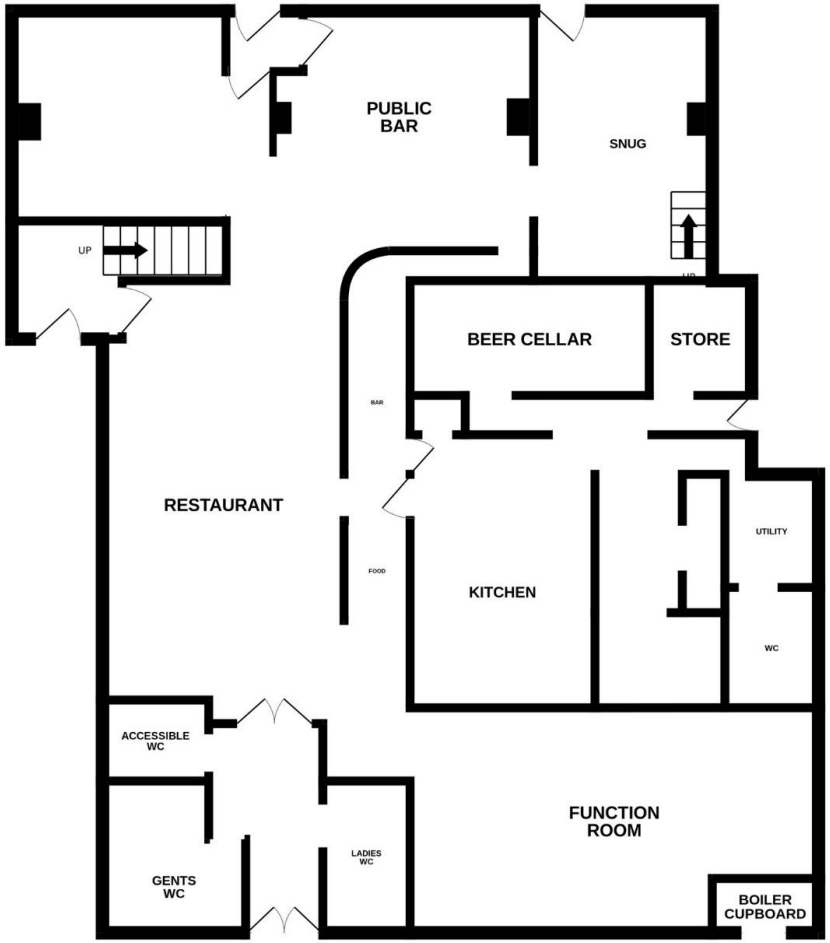
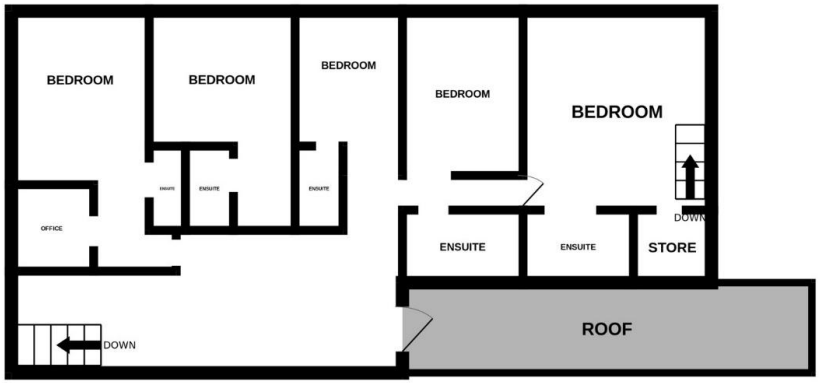
GROUND FLOOR



1ST FLOOR



CONTACT THE AGENT

Mike Easton

Tel: **07527 388045**

Email: measton@vickeryholman.com

Exeter Office

Balliol House, Southernhay Gardens,

Exeter, Devon, EX1 1NP

Whilst 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 mis-statement. 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.
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