



Watermans Arms

13 Victoria Street, Totnes, Devon, TQ9 5EF



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Rare Opportunity to Buy a Charming Grade II Listed Freehold Pub in the Centre of Thriving Totnes

Character Wet Led Pub with Traditional Bar
Comfortable 2 Bed Owners Accommodation
Pretty Beer Garden with Sunny Aspect
Option to Purchase Additional Parking Space
Successful and Profitable Business Which Would Suit an Owner Occupier Couple

LOCATION

The Watermans Arms is tucked behind the main high street in Totnes, in a pretty residential area less than a minutes' walk to town and the Plains.

Totnes is a fascinating historical town, which combines stunning countryside with independent shopping, local food and drink and interesting attractions. This unique and charming town has an international reputation for its lively and diverse community and relaxed atmosphere.

Totnes is situated within the South Devon 'Area of Outstanding Natural Beauty', neighbouring the South Hams and is located about 5 miles west of Paignton, 7 miles south west of Torquay and approximately 22 miles north east of Plymouth. Exeter is also very accessible via the A38. Totnes has its own railway station connecting to Exeter and Plymouth and beyond to the rest of the national rail network. There is a regional airport at Exeter and the M5 motorway.

DESCRIPTION

The Watermans Arms is an attractive Grade II Listed, two storey property with painted rendered elevations under a pitch slate roof. The pretty property has elegant proportions and comprises a character main bar area downstairs with beer cellar and ancillaries with a comfortable two bedroom owner's apartment above. There is an attractive patio beer garden to the side of the property with a sunny aspect. The property is less than a minute's walk to Totnes High Street.

Ref No: 5028

£450,000 Freehold

Interested in this property?

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The premises comprises:-

ENTRANCE PORCH

Leading to:-

MAIN BAR

Character trading area with centrally positioned bar servery. Seating at a range of upholstered bench seats, spindle back upholstered chairs and stools with a number of timber tables. Painted tongue and groove panelling to dado height. Main stone fireplace with real fire. Part carpeted, part strip wood flooring. Music system with wall mounted speakers. Juke box (owned) and AWP (rented). Under stairs cupboard.

BAR SERVERY

With back bar fittings/shelving, optics, 2 x sink, electronic cash register, dishwasher/glass washer, stillage rack for 2 barrels, 2 glass bottle fridges.

UTILITY/STORAGE ROOM

With shelving, various refrigeration and sink. (previously a commercial kitchen). Through to:-

CLOAKROOMS

GENTS

With urinal, WC & wash hand basin.

LADIES

2 separate WC's each with wash hand basins.

GROUND FLOOR BEER CELLAR

Temperature controlled.

LARGE FIRST FLOOR STORAGE ROOM

Coal bunker. Door to outside.

FIRST FLOOR

OWNER'S LIVING ACCOMMODATION

Access via internal staircase to:-

LIVING ROOM

DOUBLE BEDROOM

FURTHER DOUBLE BEDROOM/OFFICE

DOMESTIC KITCHEN

With fitted units.

FAMILY BATHROOM

With WC, wash hand basin, walk in power shower, tiled wall and floors.

Airing cupboard & storage cupboard. (Former WC). Loft space above.

OUTSIDE PRETTY TRADE GARDEN

With Wrought Iron fence and patio slabs. Seating at five pub benches with sunny aspect.

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CAR PARKING SPACE

Option to purchase a separate car parking space, less than one minute from the pub. Price £20,000 Freehold.

GENERAL INFORMATION

THE BUSINESS

The Watermans Arms is a successful wet led pub situated in the heart of Totnes, with a great regular and local following, which is boosted by the many tourists that come to the town throughout the year.

The business is currently run by the owner on 'arms length' basis, with the help of 3 part time staff.

The pub is open from 11am-11pm, 7 days a week and does not offer food, although this could be an addition to the business under new ownership. The property has a full on licence.

The sale of the Watermans presents an ideal opportunity for new owners to run a 'home and income' business, which would provide a significant profit, particularly if worked by the two owners.

For further trading information please contact Matt Bettsworth.

SERVICES

We have been informed that the property is connected to mains gas, water and electricity and mains sewage. The property has the benefit of a gas fired central heating system throughout.

RATEABLE VALUE

2023 List: £6,000.

Please note this is not Rates Payable. 100% Small Business Rates Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the Local Billing Authority.

EPC RATING C

INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

STOCK

Wet and Dry stock in trade and Bar Glassware will be taken over by the purchaser at valuation on the day of completion.

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettsworths. Tel. 01803 212021.

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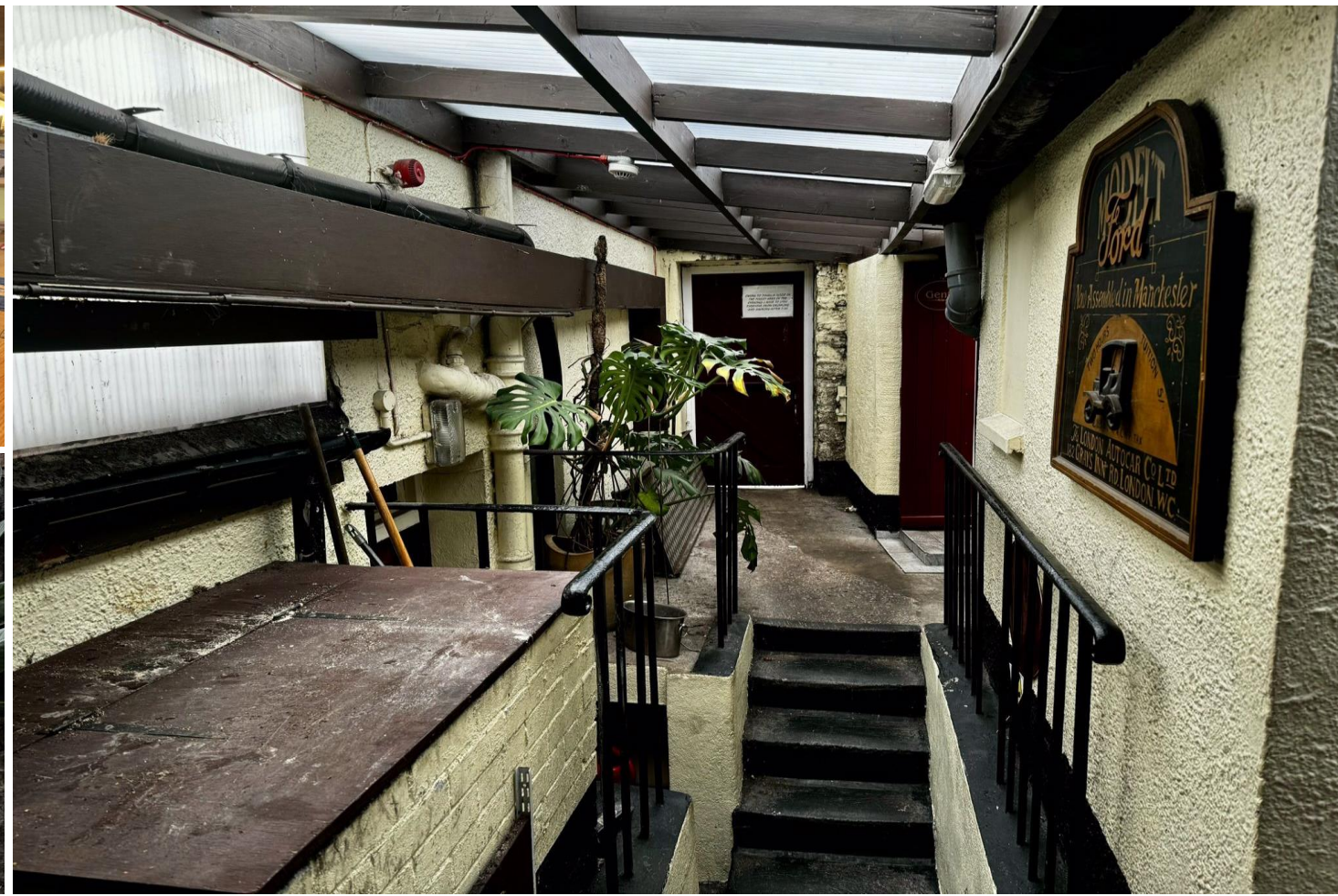
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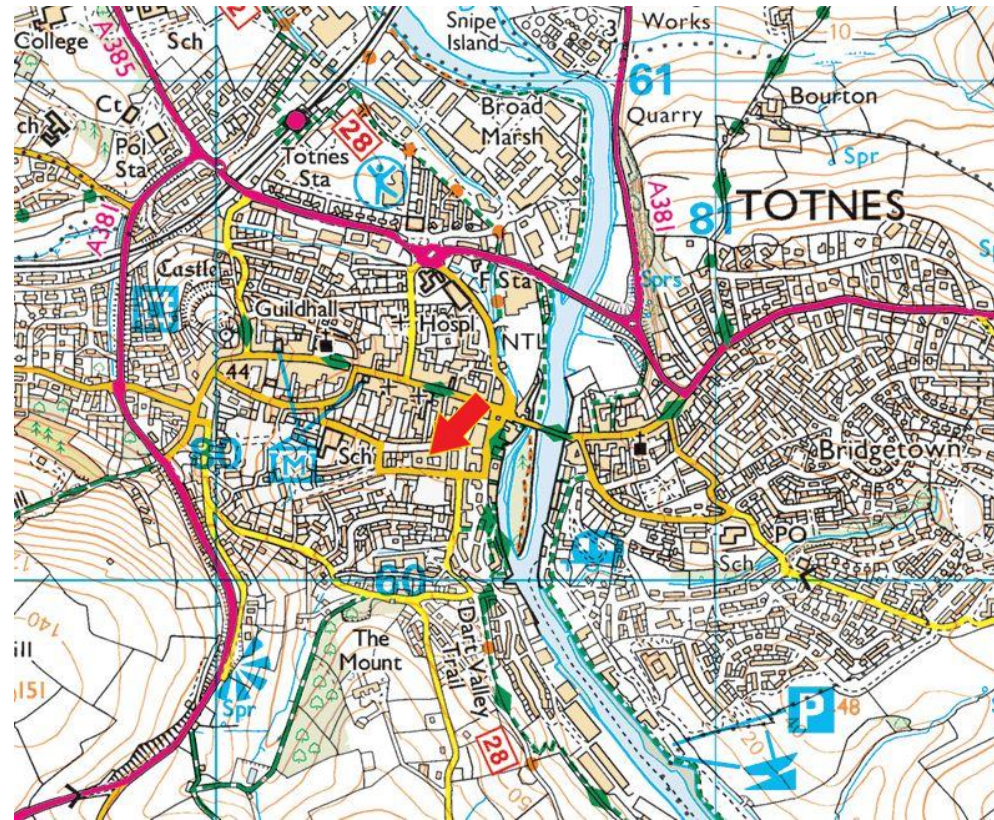
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