



The Old Brasserie & Guest Rooms

8 Foss Street, Dartmouth, Devon, TQ6 9DW



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**Restaurant Premises with Guest Rooms in the Beautiful Town of Dartmouth
Fronting a Busy Pedestrianised Street
Restaurant Operating Daytimes Only with Scope to Increase Trading Hours
Guest Rooms Available All Year
Owner's Living Area & Bedsit Currently Let on an AST**

LOCATION

Dartmouth is situated on the River Dart which is reputed to be one of the most beautiful rivers in England and is much loved by sailing and boating enthusiasts. Other attractions include the magnificent Naval College, the wonderful architecture and Elizabethan side streets with independent shops, art galleries, a bustling market and gourmet restaurants, bistros, bars and cafes.

Dartmouth also hosts vibrant festivals all year round such as the town's regatta, music festival and food festival. There are many other tourist attractions in the area and Dartmouth also provides easy access to the unspoilt South Hams coast. The A379 trunk road runs through Dartmouth, linking the town to Slapton and Kingsbridge to the southwest and Torbay to the east across either the Higher or Lower Ferry. The A3122 connects Dartmouth with the A381 Totnes to Kingsbridge Road.

DESCRIPTION

The Old Brasserie is situated within a period building nestled amongst the boutiques and galleries of the unique Foss Street. The property is divided over 3 floors; commercial ground floor, first floor with kitchen and owner's living area (previously used for further customer seating), second floor with 3 en-suite bedrooms (1 room was previously used as Owner's Accommodation) and loft space set out as a bedsit. The guest rooms come with complimentary beverage trays, toiletries, hairdryer, free Wi-Fi and honesty bar.

Ref No: 4918

£25,000 Leasehold

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The property comprises:-

The premises has a large Elizabethan style frontage with side entrance leading into:-

MAIN TRADE AREA

The ground floor has many original features including exposed stone wall with decorative fireplace and post and beam walls and ceiling. The seating area provides 32 covers at high back upholstered chairs and wooden tables. There is also outside seating to the front for 6.

BAR SERVERY

With roll top work surfaces and wood panelling below. ELO EPOS system with touch screen and separate till drawer below, 2 door under counter drinks fridge, coffee grinder and 2 group coffee machine, Dualit double panini machine, large toaster, countertop oven and grill. Single under counter drinks fridge, wall mounted decorative wooden shelving unit with glassware and crockery, under counter storage space and stainless steel sink unit. The bar servery is used for the display of cakes, cookies and muffins.

WASH UP AREA

Stainless steel sink unit and drainer, wall mounted shelving, Ecomax dishwasher and under counter fridge/freezer.

LADIES CLOAKROOM

With WC, wash hand basin, tiled walls and floor.

GENTS CLOAKROOM

With WC, wash hand basin, tiled walls and floor.

EXIT TO GATED SIDE ALLEY

With small storage space and shed.

Stairs from the Main Trade Area leading up to:-

FIRST FLOOR

COMMERCIAL KITCHEN

With non-slip flooring and floor to ceiling tiled walls. Large upright Polar fridge, large Gram chest freezer and stainless steel preparation table with shelving under. Small electric oven & grill, 4 microwaves, Kukoo double pizza oven, upright fridge, stainless steel sink unit with drainer and large upright Polar freezer. Stainless steel preparation table with servery over and commercial extraction system.

DRY STORE ROOM

Upright fridge freezer, plumbing for washing machine, wash hand basin and wall mounted boiler. Access to the rear fire exit. Stairs leading up to:-

FIRST FLOOR OWNER'S ACCOMMODATION

LIVING AREA (Previously Used for Further Customer Seating)

With large bay window with front aspect and window seat, fitted cupboards, fireplace and mantle with decorative arches to the side. Further stairs leading up to:-

SECOND FLOOR

From the landing there is an exit to the rear staircase and fire exit.

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KING BEDROOM

With en-suite shower room, WC and wash hand basin.

DOUBLE BEDROOM

With en-suite shower room, WC and wash hand basin.

DOUBLE BEDROOM

With en-suite shower room, WC and wash hand basin. Stairs leading up to:-

ATTIC ROOM

Currently a bedsit, let on an AST.

GENERAL INFORMATION

RATEABLE VALUE

2023 List: £14,750. Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Authority, South Hams District Council, Tel. 01803 861234.

THE BUSINESS

The business is currently being run by a caretaker with the café/restaurant opening from 11am through until lunch for the core holiday months only. There is considerable scope to expand the restaurant side of the business. The guest rooms are available throughout the year and provide 50% of the business turnover. We have been informed the turnover for year end 2024 was just under 60k, this figure could be greatly increased should the next owner wish to push the business.

Further accounting information will be available following a formal viewing.

TENURE

The premises is held on a 12 year Fully Repairing and Insuring Lease. The lease commenced in March 2022, at a current rent of £22,500.

SERVICES

The premises is connected to all mains utilities.

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.

EPC RATING B

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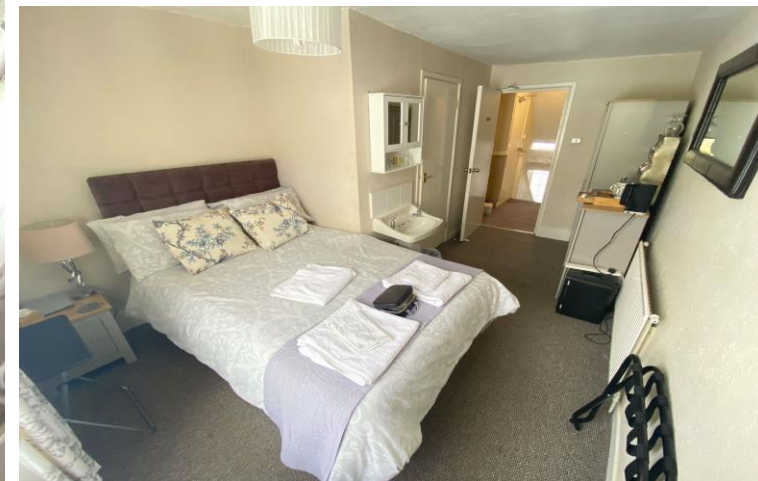
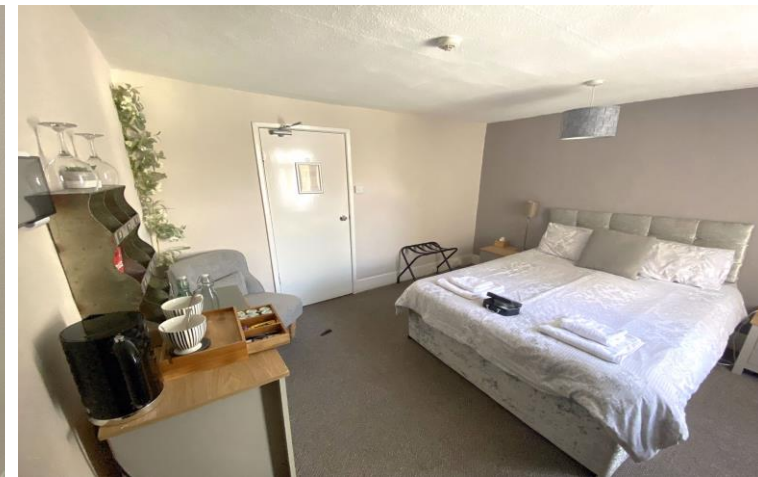
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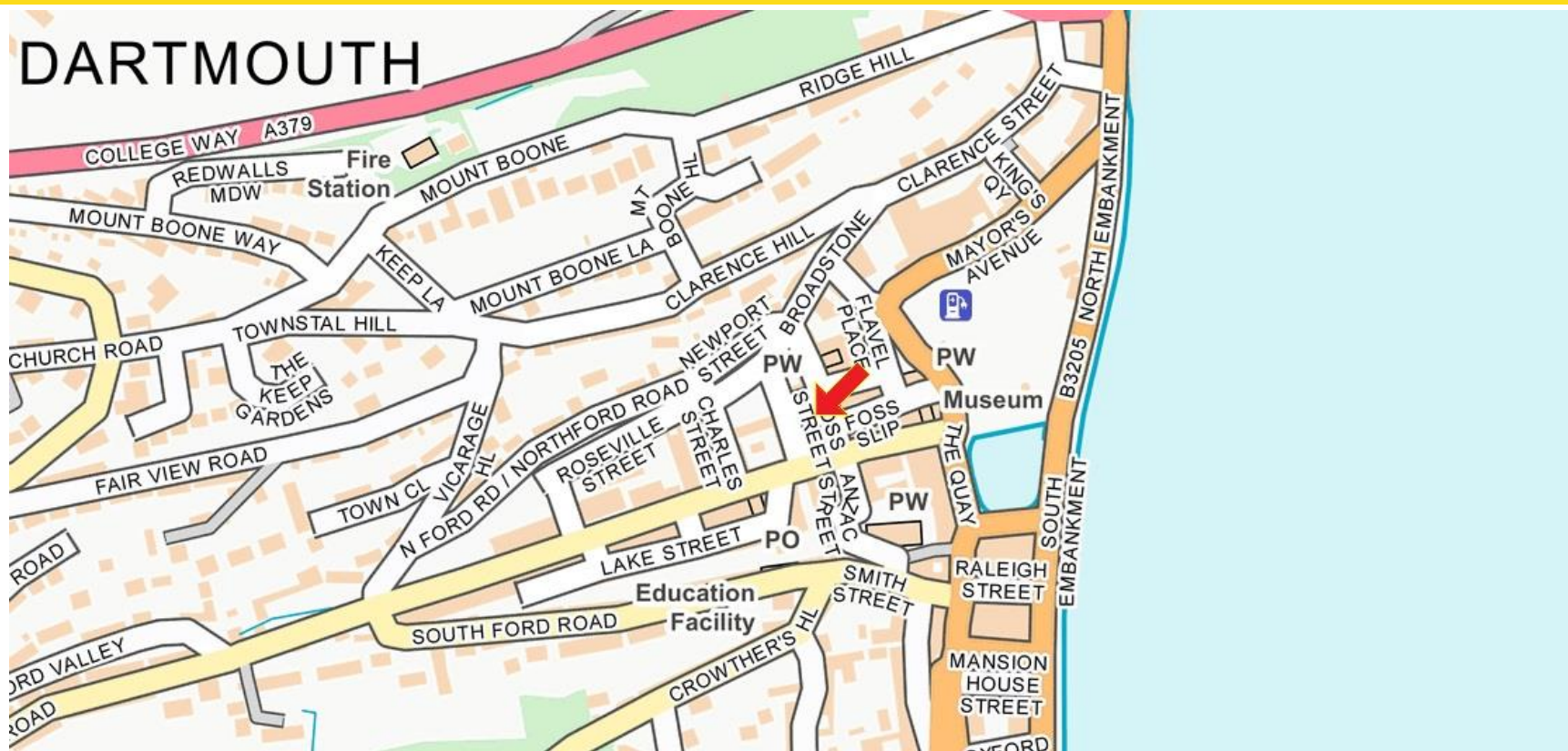
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