



# Bickleigh Mill

Bickleigh, Tiverton, Devon, EX16 8RG



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## Unique and Successful Lifestyle Business in Former 18<sup>th</sup> Century Water Mill situated in the Heart of Devon

**Licensed Café/Bistro situated Over 5 Character Trading Areas • Extensive Retail Sales Area Located on 3 Floors  
Exceptional 2 Bed Owner's Accommodation • Professionally Equipped Ancillary Areas and Commercial Kitchen  
Beautiful Main Trade Garden and Patios • Large Car Park and Additional Overflow Car Park  
Expansive Grounds with Woodland, River Frontage, Paddocks and Ponds, all Situated Over Circa 7 Acres  
An Established Business with Genuine Growth Potential • Viewing Essential**

### LOCATION

Bickleigh Mill is situated in an idyllic position in the Exe Valley, just off the main road between Exeter and Tiverton (A396). The picturesque village of Bickleigh has thatched cottages, a Railway Museum, gardens, thatched pub and a 14th century bridge spanning the River Exe. The village is situated approximately 4 miles south of Tiverton and 10 miles north of Exeter. Exeter is linked the rest of the country via the M5 motorway (which is also accessible via Tiverton at Junction 27) and both Tiverton Parkway and Exeter are on the main railway network.

### DESCRIPTION

Bickleigh Mill is one of Devon's largest and most exciting rural shopping, eating and recreational destinations, which is housed within a beautiful 18th century historic working Water Mill. The Mill is situated in a beautiful setting at the confluence of the River Exe, sitting in approximately 7 acres of grounds. This highly successful business draws trade from a significant catchment area and is easily accessible being located in mid Devon and close to the M5 motorway.

The 18<sup>th</sup> century property comprises a licensed cafe on the ground floor, with five separate character trading areas in addition to a thriving retail business situated over 3 floors of the Mill. The property also benefits from a very well presented and newly created owner's apartment on the top floor and a pretty trade garden outside. The grounds are extensive and include the main car park, overflow car park, woodland, paddocks and ponds.

Ref No: 4885

£895,000 Freehold

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The premises comprises:-

## **MAIN ENTRANCE**

With double doors to:-

## **FOYER**

With office and disabled WC off.

## **MAIN RETAIL AREA**

With exposed beams, display cabinets and shelving with ceiling mounted lighting. Centrally position retail counter, with Point of Sale till. Store cupboard. Stairs to First Floor retail area.

## **LADIES & GENTS WC**

## **CAFE BISTRO**

A character trading space arranged over five separate interconnecting rooms with main central bar servery, which is timber topped and fronted, tiled floor, stoned fireplace with open fire. Through to:-

## **SIDE ROOM**

With circa 15 covers, exposed stone fireplaces x 2, door to outside, tiled floor and ice cream display counter.

## **RAISED SEATING AREA**

Providing circa 30 covers at upholstered seats and tables. Carpeted, wall mounted chalk boards, glazed feature arch window, through to:-

## **FURTHER SEATING AREA**

Arranged over two interlinking rooms, with exposed stone archway and seating at a mix of high back seats, wicker double chairs, wicker upright seats and timber tables. Oak flooring. Glazed viewing section showcasing the Mill's water wheel. Further viewing corridor overlooking the water wheel.

## **COMMERCIAL KITCHEN**

Fully equipped with wash up area interlinked with the servery section.

## **FIRST FLOOR RETAIL**

Extension of the ground floor space, which is carpeted. Separate soft furnishing room, changing room and retail counter.

## **TOP FLOOR RETAIL**

Continued in the same style and mainly displaying children's toys with exposed beams, feature pirate display unit, carpeted, WC/baby changing facilities, store room and rear staircase. Further store room x 2.

## **FIRST FLOOR ANCILLARY SPACE**

Arranged as a bakery room, which is fully equipped. Refrigeration area with upright and chest freezers.

## **STAFF CHANGING ROOM**

## **STAFF WC**

## **TOP FLOOR - LIVING ACCOMMODATION**

A spacious, light and airy, modern apartment, which was newly built in 2021/2022 comprising two double bedrooms, large open plan kitchen/diner/lounge and family bathroom. The apartment has its own separate access or is accessible internally.

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## OUTSIDE

To the front and side of the property is a large trade garden and terrace with outdoor tables and chairs, with commercial parasols over.

To the side of the property is an outside store, gas tank bunker, refuse area, private parking area and enclosed storage area with large garage.

## CAR PARK AND GROUNDS

Large car park to the front of the property with further overspill parking beyond the road arch. The whole site sits in approximately 10 acres, which includes the main property, parking, woodland, river frontage, paddocks, walkways and ponds. There is a huge opportunity to introduce cabins/lodges or glamping (STP) in some of these areas which would significantly increase revenue.

## GENERAL INFORMATION

### THE BUSINESS

Bickleigh Mill is a very well established business, renowned as a destination shopping and eating experience, situated in the heart of Devon and all under one roof. The business is currently owned by a husband & wife team, supported by a complement of full time and part time staff, operating daily from 10am to 5pm.

The business appeals to wide range of people from regulars and locals to holidaymakers, many of whom make a dedicated trip, enjoying a slightly unique experience with the many facets of the operation. Bickleigh Mill promotes a constantly changing menu of events depending on the time of year and season which includes various dining experiences such as themed evenings, high teas, brunch specials etc.

The retail element of the business is particularly successful and stocks a large collection of housewares, handbags, jewellery, furnishings, children's toys and ladieswear.

***Following 17 years under the same ownership, Bickleigh Mill is ready for a new chapter under the guidance of an operator with the vision and expertise to build on its established success. Potential buyers will be drawn by the thriving retail and café business and undoubtedly be enticed by its future development potential; the possibility to introduce letting accommodation, whether inside the property or in the grounds, should be particularly appealing.***

### BUSINESS RATES

2023 List: £29,500. Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority.

### 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 Retail Stock will be taken over by the purchaser at valuation on the day of completion.

### EPC RATING D

### VIEWING

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

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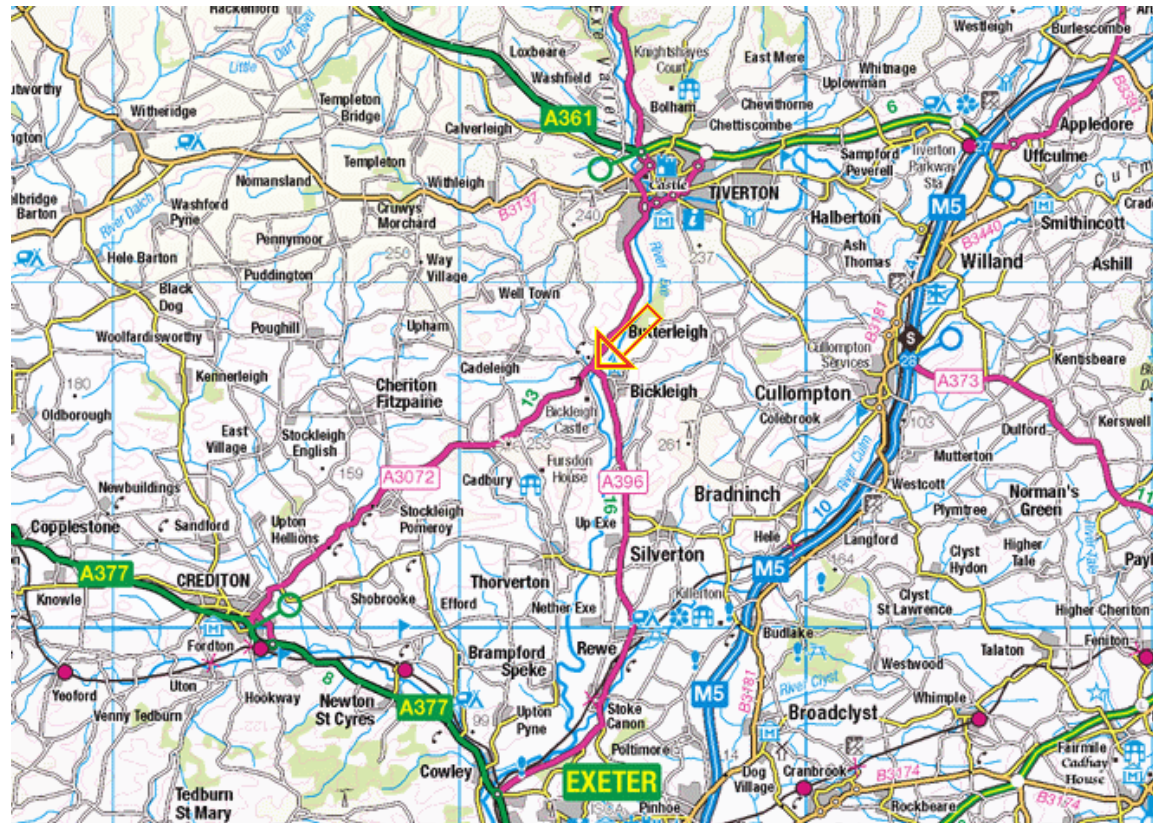
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