

# Kings Arms

15 Fore Street, Buckfastleigh, Devon, TQ11 0BT





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## **Elegant & Substantial Freehold Pub in Desirable Town on the Edge of Dartmoor National Park**

**Main Bar, Lounge Bar, Private Dining Room, Commercial Kitchen, Pretty Trade Garden**

**2 Bed Owner's Apartment Presented to a High Standard**

**Further 3 Boutique Letting Rooms (not used)**

**Currently Trading Quietly with Huge Scope to Introduce Food & Letting Accommodation**

### **LOCATION**

The Kings Arms enjoys a prime position on Fore Street, the main thoroughfare in Buckfastleigh, a historic market town situated on the edge of Dartmoor National Park. This charming town is a hub for tourism, attracting visitors' year round who come to explore the Moors, stunning landscapes, the famous Buckfast Abbey and nearby attractions such as the South Devon Railway and the Dartmoor Otter Sanctuary. Buckfastleigh is ideally positioned just off the A38 Devon Expressway, a major arterial route linking Exeter and Plymouth, making it easily accessible with both locals and tourists. The town is well served by public transport, with Totnes Railway Station only a short drive away, offering direct services to London Paddington and the wider UK rail network. Dartmoor National Park, with its vast open spaces, rugged tors and scenic trails is a significant draw for outdoor enthusiast, walkers, cyclist and nature lovers. As one of the key entry points to Dartmoor, Buckfastleigh benefits from high visitor footfall, making The Kings Arms and excellent opportunity for an enterprising operator to tap into both the local community and the thriving tourism market.

### **DESCRIPTION**

The Kings Arms is a distinguished Grade II Listed property, reflecting the classic architectural charm of the region. This substantial building spans two floors and is situated within the town's conservation area. To the rear of the property is a pretty enclosed beer garden. The centre at Buckfastleigh has been renovated extensively in recent years and has become increasingly popular, enhanced by its easy of access to the A38. The property is within Dartmoor National Park and some of the most beautiful parts of the Moor are only a few miles distant. The property boasts two spacious bar areas, with original character features, a well equipped commercial kitchen and a further private dining room. Outside is a sheltered, private beer garden which has been beautifully landscaped and is perfect for alfresco dining during the summer months. The upper floors contained three superior en-suite letting rooms/suites, although are currently unused. There is very nicely appointed owner's accommodation to the side, including its own domestic kitchen.

Ref No: 4395

**£550,000 Freehold**

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The property comprises: -

## **ENTRANCE PORCH**

Leading into:-

## **STUNNING CHARACTER HALLWAY**

With grand central staircase. Leading to:-

## **LOUNGE BAR**

Substantial room which is part carpeted, part laminate flooring with centrally positioned fireplace and doors to the beer garden. Curved timber topped bar servery situated to the far end of the room and shared with the public bar. Back bar shelving with optics.

## **GROUND FLOOR BEER CELLAR**

## **COMMERCIAL KITCHEN**

Fully equipped with non-slip flooring and full extraction. However, currently unused.

## **PUBLIC BAR**

Situated to the right hand side of the main entrance with centrally positioned pool table, wall mounted darts board, fireplace with electric cast iron fire and main timber topped bar servery. Carpeted.

## **PRIVATE DINING ROOM**

Situated to the other side of the hallway with centrally positioned, large rustic timber table and seating for 8 people. Tastefully decorated and carpeted.

## **LADIES & GENTS WC'S**

## **FIRST FLOOR LETTING ROOMS**

### **DOUBLE & SINGLE SUITE**

Arranged as a double room with single room off and separate bathroom, which has been refurbished with walk-in shower, wash hand basin and WC with tiled floor and walls.

### **STORE ROOM**

### **DOUBLE ROOM**

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

### **DOUBLE BEDROOM**

### **OWNER'S ACCOMMODATION**

A very well appointed apartment with:-

### **OFFICE/SINGLE BEDROOM**

### **MASTER BEDROOM EN-SUITE**

With walk-in shower, WC and wash hand basin. (2 door entrance).

### **LIVING ROOM**

### **DOMESTIC KITCHEN**

With dual aspect and fitted domestic kitchen units.

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## OUTSIDE

A beautifully presented and enclosed sheltered beer garden, accessed from double doors from the main lounge bar. Patio area with seating at a range of outside garden furniture and shelter to one corner.

Leading through to beer garden with sunny aspect and seating for circa 20+ at five traditional pub benches.

## GENERAL INFORMATION

### THE BUSINESS

The Kings Arms represents a rare opportunity to acquire a well located freehold public house, with substantial potential for growth. The business is currently operating as a traditional public house, offering a warm and welcoming atmosphere, which enjoys a strong local customer base and excellent passing trade from tourist exploring the area.

The business only trades on a drinks only basis at present, with no food offering. In addition, the three letting rooms are not used, so there is genuine scope for significant growth at the Kings Arms.

The pub is currently run by a husband and wife team, with no part time staff. Trading hours are Monday to Friday, 4pm until close. Saturdays 12pm - 11pm and Sundays 12pm - 10.30pm. Closed Tuesdays.

The pub actively engages in the local community by hosting events such as live music performances and quiz nights. The pub also benefits from having TNT and Sky Sports and is a popular venue to watch all the big sporting occasions, especially rugby and football.

Genuine retirement sale.

### 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.

### COUNCIL TAX BAND A

### EPC AWAITED

### 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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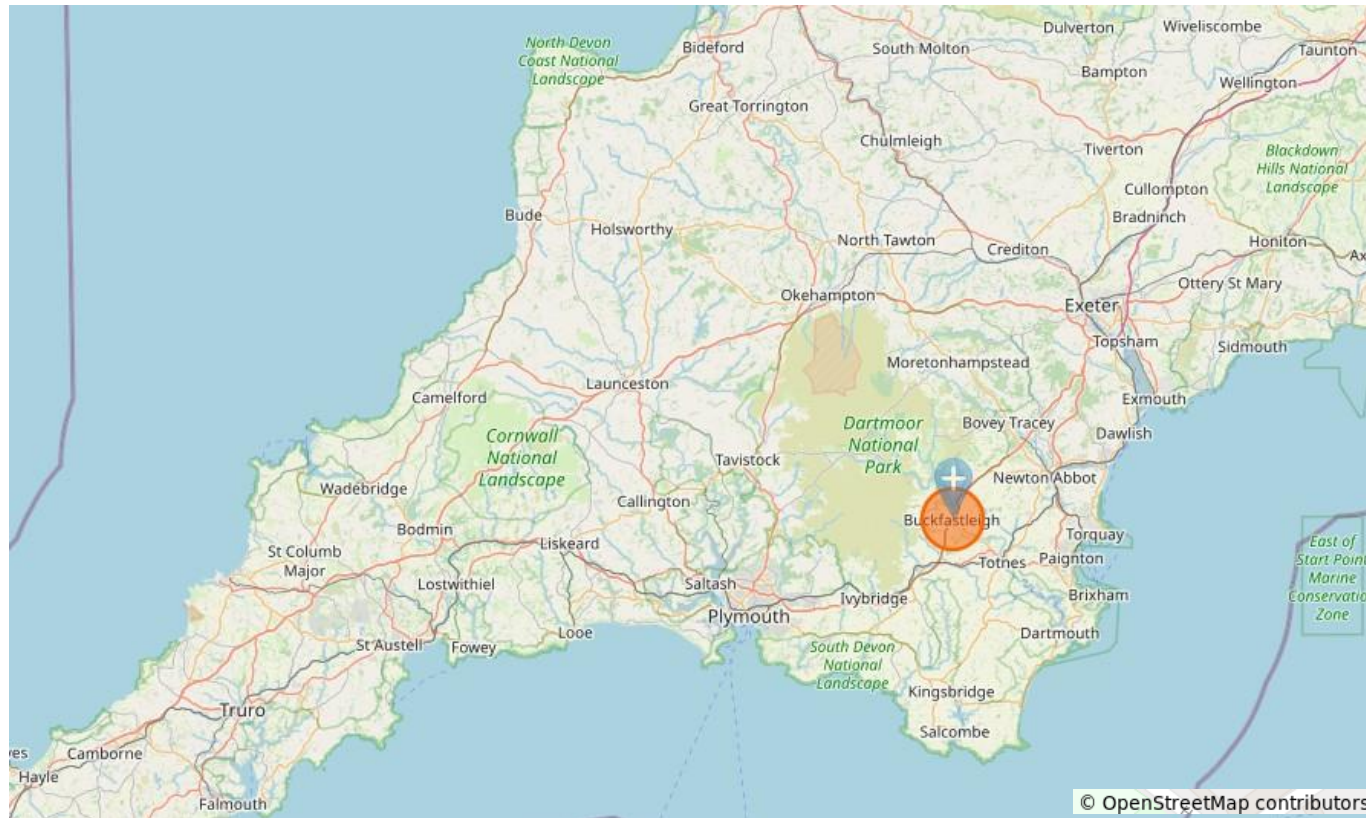
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29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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