



Talaton Inn

Talaton, Exeter, Devon, EX5 2RQ



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**Substantial Character, Freehold Devon Pub with 3 sets of Versatile Living Accommodation
Successful and Long Established Business with Strong Net Profit, Recently Trading on Limited Hours
2 Main Atmospheric Trading Areas with Function Room/Skittle Alley
Pretty Private Garden, Roof Terrace & Car Park**

Fantastic Opportunity to Purchase a Substantial East Devon Freehold Pub - Would Suit Multi-Generational Family

LOCATION

The Talaton Inn occupies a prime central village trading position, fronting one of the main roads passing through the village, opposite the village shop. Talaton is an ancient village, mentioned in the Domesday Book, now a working village but attracting tourists and holidaymakers throughout the summer months with many self-catering units and campsites nearby. There are several places of interest/attractions in the immediate area including Escot Gardens and Cadhay Manor House, together with the popular seaside towns and villages along the East Devon coast. The village is on a well-known cycling route and the A30 dual carriageway only a short drive away. The market towns of Ottery St Mary and Honiton lie approximately 4 miles and 7 miles away respectively whilst the vibrant Cathedral City of Exeter with its access to the M5 motorway network lies approximately 12 miles away and is easily reached by road or train from either Feniton or Whimble railway stations. Exeter Airport is only a 15-minute drive from Talaton.

DESCRIPTION

The Talaton Inn is well-known public house and restaurant having been in the same ownership for over two decades. The business is currently operated on a lifestyle basis, offering considerable opportunities to new owners to grow trade through increased opening hours, further food offerings, and possibly providing letting accommodation. The Talaton Inn is a substantial detached property occupying a generous site with possible development potential, subject to obtaining the necessary permissions. The property is currently configured to provide main open plan bar/restaurant area, function room/skittle alley, bar servery, utility area, commercial kitchen with wash up area with customer cloakrooms. Above the business are three spacious apartments, ideal for owner's or alternatively could be let. Outside is a large customer car park, a private enclosed garden with a roof terrace enjoying far reaching countryside views. The business enjoys a strong local following with regular repeat trade, also attracting those visiting the area. The Inn is renowned for its affordable menu and friendly, welcoming atmosphere.

Ref No: 4721

£495,000 Freehold

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The accommodation briefly comprises:-

DUAL ENTRANCE DOORS

Opening to:-

SPACIOUS OPEN PLAN BAR/'OWLS NEST' DINING AREA

With feature beams and central fireplace housing wood burning stove and additional fireplaces to either end. The rooms are divided up into a number of seating areas with 70 plus covers in total.

BAR SERVERY

With spot lighting above, fitted with 2 beer hand pulls, 6 tap beer/lager dispensing pump, under counter sink unit, glass washer, 2 rear bottle chillers and fill. Adjoining smaller bar servery area, contains post mix dispensing gun, coffee machine and under counter microwave oven long with mirrored back bar and additional bottle chiller. From behind the bar access is gained to the:-

GROUND FLOOR BEER CELLAR

Which benefits from rear delivery door, contains storage racking and ice freezer. Temperature controlled.

UTILITY AREA

Fitted with base storage units and work counter and interconnects with the:-

COMMERCIAL KITCHEN

Comprehensively fitted and equipped, non-slip flooring, 2 x heated pass, 6 burner cooker, 2 griddles, grill, twin basket fryer, extractor canopy, 2 microwave ovens, 2 compartment stainless steel refrigerated salad bar, under counter freezer, stainless steel worktables and storage shelving. Door to outside.

ADJACENT DESSERT STATION/WASH UP AREA

Fitted with stainless steel sink unit, contains dishwasher, stainless steel work tables, fridge/freezer, under counter freezer and microwave oven.

FUNCTION ROOM/SKITTLE ALLEY

With capacity for approximately 40 persons, benefitting from access to a covered outside seating area. Wall mounted Flat screen TV. Skittle equipment and run.

SEPARATE LADIES & GENTS CLOAKROOMS

To the rear of the bar/dining area.

OWNER'S ACCOMMODATION

Situated on the first floor above the business premises. This area provides very versatile space, ideal as owner's and/or staff accommodation. The living accommodation would suit a multi-generational family or alternatively could be let on either short or long term basis to provide additional income. Whilst currently configured to provide 3 apartments, the accommodation could easily be re-configured to provide a large 5 bedroom/2-bathroom apartment and a 2-bedroom apartment, or alternatively the creation of en suite letting rooms.

APARTMENT 1

Accessed via an external stairway located to the side of the property or stairway to the rear of the property leading to the roof terrace with entrance door opening to:-

KITCHEN

Fitted with range of wall and base storage units, work counters, sink/draining unit, oven and hob with space for under counter fridge, freezer and washing machine. Through to:-

HALLWAY

Side aspect, fitted storage cupboards, provides access to the remainder of the accommodation.

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SITTING/DINING ROOM

A triple aspect room with fireplace housing gas fire.

BEDROOM 1

A double with rear aspect over roof patio.

BEDROOM 2

A large double with side aspect and where access to the external stairway is located.

BATHROOM

Fitted with 4-piece suite comprising bath, shower cubicle, wash hand basin and WC.

APARTMENT 2

Accessed from an internal staircase or from the roof terrace. Entrance door opens to:-

KITCHEN

Fitted with range of modern wall and base storage units, work counters, stainless steel sink/draining unit, integral oven, hob and extractor. Through to the:-

HALLWAY

From which the remainder of the accommodation leads off, an entrance door at one end provides access to the business premises at first floor level.

SITTING/DINING ROOM

Front aspect, fireplace housing wood burning stove.

BEDROOM 1

A double with front aspect.

BEDROOM 2

Also, a double with front aspect and fitted wardrobes.

BATHROOM

Part tiled, fitted with corner bath with shower over, wash hand basin and WC.

APARTMENT 3

A versatile space, accessed internally with stairs to:-

FIRST FLOOR LANDING

From where the rooms lead off, currently comprising:-

SITTING ROOM

With dual aspect and fireplace with cast iron inset.

DOUBLE BEDROOM

With rear aspect.

OFFICE/BEDROOM 2

With front aspect.

SHOWER ROOM

With fitted shower cubicle, wash hand basin and WC.

OUTSIDE

To the front of the property pub bench seating used by customers, this seating continues along the front of the **CAR PARK** which can accommodate approximately 40 cars.

Gate from the car park provides access to the rear of the property with **YARD AREA** providing open storage in addition to a **STOREROOM** containing freezers. A real feature of the property is the enclosed private owners **GARDEN**, slightly raised and mainly laid to lawn, containing **WELL** and **POND** with Koi carp. **SHED**, separate **WORKSHOP** and gas storage tank. Stairs from the garden lead to the private **ROOF TERRACE** with elevated rural view.

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GENERAL INFORMATION

THE BUSINESS

The Talaton Inn is a well-known and well established Freehouse situated in a beautiful part of East Devon. The property was acquired by the current owners (brother and sister) in 2002 and after 2 very successful decades is now offered for sale to enable them to look towards retirement.

The Talaton Inn is operated as a traditional village Public House, serving a wide range of beers, ciders, wines, spirits and soft drinks, in addition to very popular and affordable pub food. The daily menu includes a changing specials board and the Talaton has a wide-reaching reputation for its Sunday lunch. The business benefits from year-round regular trade from the village community and other surrounding villages and is well supported by various clubs and societies who meet on a regular basis. The pub also hosts many skittles matches throughout the year.

Historically the business traded with takings approaching £300,000 however in recent years, the vendors have taken the decision to trade on reduced hours. Turnover for the financial year ended 5th April 2022 was £151,805 however under new ownership the business could undoubtedly return to the historic levels of trade.

TRADING HOURS

The business trades Wednesday to Sunday lunchtimes 12.00 noon through to 3.00pm and Wednesday to Saturday evenings 7.00pm through to 11.00pm, opening at the slightly earlier time of 6.00pm in the summer months.

TENURE

Freehold.

BUSINESS RATES

2023 List: £7,850. Please note this is not Rates Payable. 100% Small Business Rate Relief will be available to eligible parties. 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 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.

EPC RATINGS

Talaton Inn - C. Flat Above - D.

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