

The Stables

Cowley, Exeter, Devon, EX5 5ER





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Substantial and Attractive Destination Freehouse on the Outskirts of Exeter with Significant Turnover

**Refurbished & Presented to an Exceptionally High Standard Throughout
Spacious Bar & Dining Areas (140+), Fully Equipped Commercial Kitchens
Arranged over Extensive Site with 2 Car Parks (60+) & Outside Seating Areas (88+)
Free Of Tie Lease, Run Completely Under Management – Would Suit Owner Operator**

DESCRIPTION

The Stables is a charming countryside pub offering a welcoming atmosphere, excellent food, and a picturesque setting. Located just outside Exeter near Cowley Bridge, it combines rustic character with modern comfort, making it a popular destination for both locals and visitors. Housed in a beautifully restored stable building, the pub retains its historic charm with exposed beams, warm lighting, and a cosy yet spacious interior. The menu features a selection of high-quality, locally sourced dishes, from traditional pub classics to contemporary favourites, complemented by a well-stocked bar serving fine ales, wines, and spirits. Its inviting ambiance and friendly service make it an ideal spot for casual dining, special occasions, or a relaxing drink after exploring the surrounding countryside.

The pub offers ample parking, a spacious beer garden perfect for summer afternoons, and a cosy indoor setting for colder months. With its combination of delicious food, excellent service, and a picturesque countryside backdrop, The Stables is a standout destination for those looking to enjoy a traditional yet refined pub experience in Devon.

LOCATION

The Stables is located in Cowley, Exeter, at Turlake Mews. It is located near Cowley Bridge, a key junction just northwest of Exeter, along the A377 road, which connects Exeter to Crediton and further west into Mid Devon. This makes it a convenient and well-connected establishment for visitors traveling between these areas. Nestled in a picturesque semi-rural setting, The Stables provides a tranquil atmosphere surrounded by rolling countryside and farmland while still being conveniently close to the city. Its location makes it an ideal destination for locals, travellers, and commuters looking to enjoy a countryside pub with excellent transport connections to both Exeter and Crediton.

Situated approximately 2 miles (3.2 km) north of Exeter city centre, The Stables is an easy 5–10 minute drive from the city via Cowley Bridge Road (A377). It is also 6 miles (9.7 km) southeast of Crediton, taking roughly 15 minutes by car along the same route. The pub is in close proximity to the University of Exeter's Streatham Campus, being just a 5-minute drive (1.5 miles) from the main entrance. Its location provides a balance between accessibility and a peaceful countryside atmosphere. The pub is directly accessible via the A377, a major road connecting Exeter, Cowley, Newton St Cyres, Crediton, and beyond. Several local bus services operate along this route, providing convenient public transport links between Exeter and Crediton. The nearest railway station is Exeter St David's, located just 1.5 miles away. The station is a major hub offering regular services to London, Bristol, Plymouth, Barnstaple, and Crediton. Cyclists and walkers can also access The Stables via National Cycle Route 2, and the pub is within walking distance of Exeter's Riverside Valley Park and other scenic countryside trails.

Ref No: 5149

£39,950 Leasehold

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The premises comprises:-

MAIN CUSTOMER ENTRANCE

Doors to front and to the rear leading from car parks into:-

MAIN BAR & DINING AREAS

An extensive and attractive character space comprising interlinked seating and dining over 5 areas with part carpeted and part stripped wood flooring, exposed painted wall and ceiling timbers, part exposed walls, feature open fireplace, feature lighting, wall mounted menu boards, extensive range of free standing wooden tables, upholstered chairs and feature banquette seating areas comfortably seating up to 104 customers plus standing room. The trade areas are serviced by a substantial timber fronted and polished timber topped Bar Servery fitted with associated back bar fittings and extensive display shelving with non-slip flooring.

STILL ROOM

LADIES, GENTS & DISABLED WC'S

FUNCTION ROOM

An attractive multipurpose room with doors to the rear patio area, wood effect flooring, vaulted ceiling with exposed timbers, exposed wall timbers, feature lighting. Timber tables, upholstered chairs and feature banquette seating, comfortably for 40+ customers.

COMMERCIAL CATERING KITCHEN

With part stainless steel and part wipe clean clad walls and being equipped to an extremely high standard with a comprehensive range of commercial catering equipment to include:- extractor system with stainless steel canopy over and gas interlock system, 6 burner gas range, chargrill, two twin floor

standing deep fat fryers, Rational combi oven, three commercial microwaves, warming cabinet, serving gantry with warming lamps, two 3 door under counter commercial fridge units, stainless steel work benches, 2 door under counter commercial fridge unit, oven, saladette, twin deep bowl stainless steel sink unit, stainless steel hand basin.

DRY GOODS STORE

WALK IN FRIDGE AND WALK IN FREEZER

WASH UP AREA

With non-slip flooring, fully lined walls, extensive stainless steel racked shelving, stainless steel deep bowl sink unit, commercial pass-through dishwasher with tray slide, stainless steel work benches, 2 chest freezers, under counter fridge.

LAUNDRY ROOM

With washing machine and tumble dryer.

STAFF WC

OFFICE

OWNER'S/MANAGER'S ACCOMMODATION

A well presented, modern self-contained which briefly comprises:-

SITTING ROOM

KITCHEN/DINING ROOM

Fitted with a range of modern base and wall mounted kitchen units with complementary worksurfaces and a range of built in appliances to include oven, hob and extraction unit.

DOUBLE BEDROOM

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BATHROOM

With a shower over the bath.

EXTERNAL

The property benefits from **2 Customer Car Park** Areas with marked spaces for 60+ vehicles. The grounds also incorporate **Beer Gardens** with patio terrace and lawned seating areas providing alfresco seating for 88+ customers.

OWNER'S PRIVATE LAWNED GARDEN AREA

BEER CELLAR TEMPERATURE CONTROLLED

BOTTLE STORE

BIN STORE AREA

GENERAL INFORMATION

THE BUSINESS

The Stables is an extremely popular destination pub and restaurant which is very well presented throughout with an impressive high quality trade inventory. It offers exceptional and extensive customer trade areas and is a well-known landmark freehouse on the outskirts of Exeter.

The Stables is run under full management and is a family friendly pub catering for large numbers of both passing and local trade and the business is run as a traditional pub/restaurant and being open all day.

The business benefits from a 5 Star Food Hygiene rating and has its own website which provides further information on the business.

The Stables benefits from impressive levels of year-round trade and the sale represents an exceptional opportunity to purchase a well regarded and well supported free of tie food led pub and restaurant.

The Stables consistently achieves a high level of turnover and would be an ideal 'owner operator' business which could return a significant net profit with hands on involvement. The lease has been priced to sell and a viewing of this fantastic Freehouse is encouraged.

PRICE & TENURE

£39,950 for the valuable free of tie leasehold interest as a going concern business to include the full trade inventory. Wet and dry stocks to be in addition, at valuation on completion.

The Stables is held on the remainder of a 20 year free of tie lease, which commenced on the 24 January 2014, on full repairing and insuring terms.

The rent is £68,906 plus VAT per annum, paid monthly in advance. There is currently a rent deposit equivalent to 3 months rent.

TRADING INFORMATION

Full accounts for the year ending 31st March 2023 show sales of £684,687 net of VAT with a Gross Profit of 67%. And a split of trade is approximately 70% food sales, 30% wet sales.

Full accounting information can be provided to interested parties following a formal viewing appointment.

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BUSINESS RATES

2023 List: £48,300.

Please note this is not the Rates Payable. For further information we advise you to contact the Local Authority, East Devon District Council.

COUNCIL TAX BAND B

TRANSFER OF A GOING CONCERN

The sale of the property includes the goodwill of the business and trade inventory and will be subject to Transfer of Undertakings (Protection of Employment) regulations (TUPE).

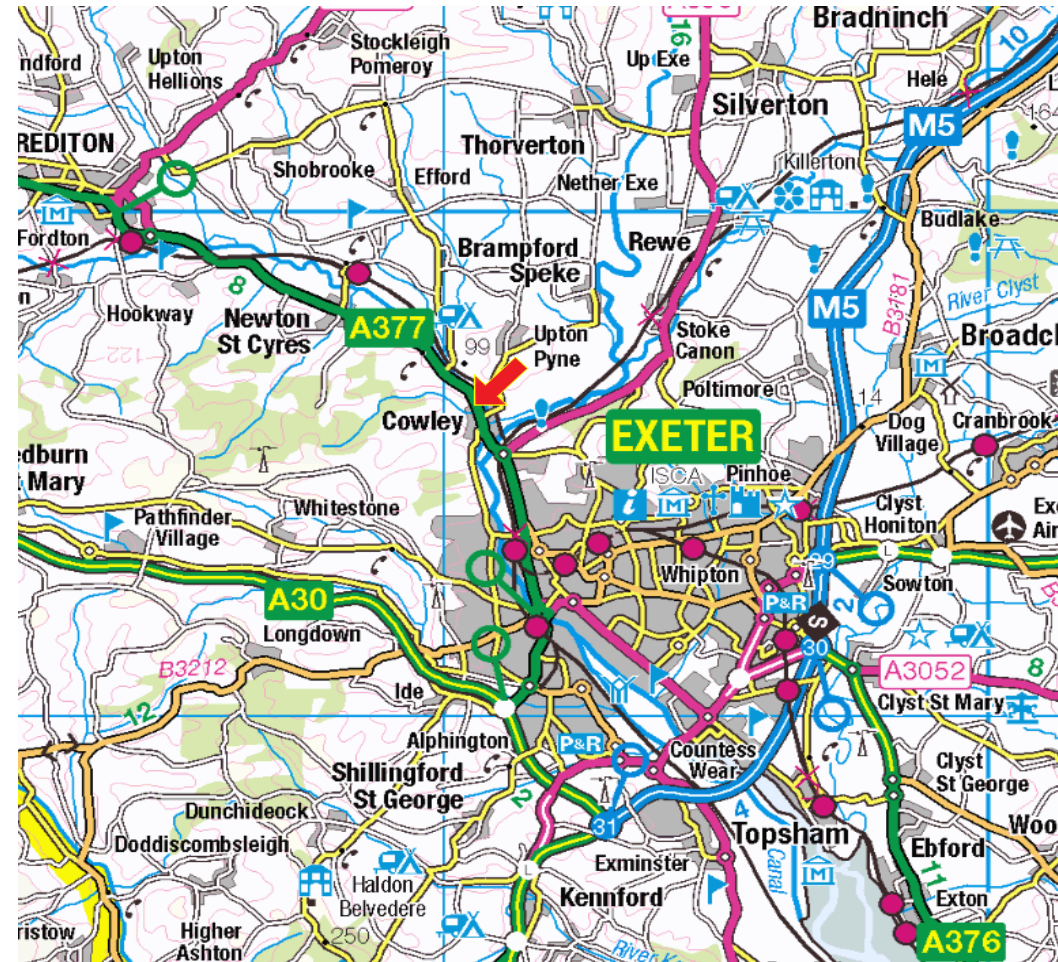
SERVICES

We have been informed that all mains services are connected.

EPC RATING C

VIEWING

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



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3 Generations
Since 1943



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