

On The Instructions of  
Heavitree Brewery PLC



# Church House Inn

Stokenham, Kingsbridge, Devon, TQ7 2SZ



# Church House Inn

Stokenham, Kingsbridge, Devon, TQ7 2SZ

**Stunning, Fully Refurbished Village Inn Situated Less than a Mile from the Beautiful South Hams Coast**  
**Thriving Business with the Benefit of 4 En-Suite Letting Rooms**  
**Extensive Outside Space, Gardens, Patios & Outside Bar**  
**Beautifully Presented Trading Areas Over 2 Levels**  
**Professional and Newly Equipped Commercial Kitchen & 'Back of House' Space**

## LOCATION

The Church House Inn is located in the beautiful South Hams village of Stokenham, just a mile from Start Bay with its many unspoilt beaches. The main arterial route in and out is the A379, which runs through the village, north to Dartmouth and west to Kingsbridge. This route is serviced by the First Western National Bus Company with connections available to Plymouth, Salcombe, Dartmouth, Totnes (the nearest mainline railway station) and Exeter. The parish also enjoys the service of the Coleridge bus, a community bus providing weekly runs from outlying areas to Kingsbridge.

The surrounding coastline is possibly one of the most scenic in the UK. An area of Outstanding Natural Beauty, the beaches at Slapton, Blackpool Sands, Gara Rock and Beesands are all within an accessible distance.

## DESCRIPTION

The Church House Inn is a wonderful village inn, situated in one of the most enviable locations. The property was extensively refurbished in 2019, with significant investment over the whole building. The result is a charming and welcoming village inn which hasn't lost any of its charm but with a slightly contemporary twist on it, providing a very welcoming environment to eat, drink or stay.

The 4 en-suite letting rooms have been finished to an extremely high standard and are popular year round with visitors to the area. The downstairs extensive trading areas provide many covers, and the property flows nicely into the bar area for drinking and leading through to the patios and gardens for al fresco drinking and dining in the warmer months. The recent addition of the outside bar has been very popular and a great area to providing space for outside private functions. The 'back of house' space has also been totally refurbished with a brand new kitchen and an inventory of high quality professional catering equipment.

The Church House Inn at Stokenham has a very strong turnover and resultant net profit and although seasonal, trades well all year round. The availability of the pub on a new lease provides a great opportunity for an experienced operator to continue to grow this special pub situated in an amazing geographical location.

Ref No: 4691

**Annual Guide Rent of £50,000 + VAT**

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# Church House Inn

Stokenham, Kingsbridge, Devon, TQ7 2SZ

The premises comprises:-

## **GROUND FLOOR TRADING AREA**

A spacious 'L' shape open plan trading area with plenty of character and oak features throughout. Centrally located oak fronted and topped bar servery with bespoke bar fittings behind. Flat screen TV. Circa 20 covers in lower bar area with dual aspect folding bifold doors to outside. Oak flooring and entrance porch. Steps up to:-

## **HIGHER DINING AREA**

Continued in the same style with exposed oak beams and circa 60 covers. Part carpeted and part oak flooring. Oak tables and upholstered matching chairs. Side entrance door, cast iron wood burner in fireplace to far end. Painted 'Farrow and Ball' style panelling to dado height. Contemporary radiators and additional 'snug' dining area.

## **LADIES & GENTS WCS**

## **BACK OF HOUSE SPACE OFFICE**

**COFFEE AND TEA MAKING/PREP ROOM**  
**FULLY EQUIPPED COMMERCIAL KITCHEN**  
**ADDITIONAL KITCHEN AREA WITH STORAGE**

## **WALK IN FRIDGE**

## **WALK IN FREEZER**

## **LAUNDRY ROOM**

With washing machine and dryer.

## **STAFF WC**

## **TEMPERATURE CONTROLLED GROUND FLOOR BEER CELLAR**

## **FIRST FLOOR**

4 letting rooms all fully refurbished and presented to a very high standard.

## **ALTAR**

Double bedroom. **EN-SUITE** with double walk-in shower, wash hand basin and WC.

## **PEWS**

Double bedroom. **EN-SUITE** with double walk-in shower, wash hand basin and WC.

## **FONT**

Double bedroom. **EN-SUITE** with double walk-in shower, wash hand basin and WC.

## **VESTRY**

Double bedroom. **EN-SUITE** with double walk-in shower, wash hand basin and WC.

## **CLEANING CUPBOARD**

## **AISLE**

Double room currently used as staff accommodation but could be used as a letting room if required.

## **OUTSIDE**

Extensive grounds arranged in different sections for outside dining and drinking.

Patio area immediately to the front of the pub with seating at 4 circular solid pub benches with 2 overhead commercial parasols with light and heat.

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# Church House Inn

Stokenham, Kingsbridge, Devon, TQ7 2SZ

Further beer garden with seating amongst the trees at 6 pub benches.

Covered patio area with sail shade and seating at 4 large contemporary timber pub tables with bench seating.

Top beer garden with temporary marquee over 7 circular pub benches with a further 12 rectangular pub benches.

Newly erected and fully equipped high quality outside bar complete with its own draft dispense, top of the range BBQ grills and pizza oven.

## **CAR PARK**

Situated over the road from the pub.

## **GENERAL INFORMATION**

### **RATEABLE VALUE**

2023 List: £40,000. Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority.

### **TENURE**

The Church House Inn is owned by Heavitree Brewery PLC and is being offered on flexible terms. The Brewery are looking for an experienced operator with a proven track record in the industry. The Church House Inn is available on a Free of Tie lease or traditional tied tenancy with further terms to be agreed.

### **FREE OF TIE LEASE**

A Fully Repairing and Insuring lease on a 'Free of Tie' rental basis with a guide rent of £90,000 per annum.

Or

### **TIED TENANCY**

A Heavitree Brewery tied tenancy (draught beer & cider only) on an Internal Insuring basis at a guide rent of £50,000 + VAT per annum.

### **INGOING AND WORKING CAPITAL**

The incoming tenant will be required to purchase the trade inventory, at valuation, on the day of completion together with loose catering and wet stock at valuation. The tenant will also be required to pay a rental deposit. If the property is let on a lease the rent will be paid quarterly in advance. It is estimated that the initial capital outlay for will be in the region of £100,000.

### **INVENTORY**

To include furnishings and equipment as per an inventory to be supplied, but excluding the owner's 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 C**

### **COUNCIL TAX BAND B**

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# Church House Inn

Stokenham, Kingsbridge, Devon, TQ7 2SZ



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# Church House Inn

Stokenham, Kingsbridge, Devon, TQ7 2SZ



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# Church House Inn

Stokenham, Kingsbridge, Devon, TQ7 2SZ



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# Church House Inn

Stokenham, Kingsbridge, Devon, TQ7 2SZ



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# Church House Inn

Stokenham, Kingsbridge, Devon, TQ7 2SZ



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# Church House Inn

Stokenham, Kingsbridge, Devon, TQ7 2SZ



Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# Church House Inn

Stokenham, Kingsbridge, Devon, TQ7 2SZ



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



**IMPORTANT NOTE:** Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)

