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THE FAT GOOSE

75 WEST STREET, TAVISTOCK, DEVON, PL19 8AJ.

- * *Charming 18th century restaurant and tea rooms.*
- * *Enviably positioned in heart of historic Dartmoor town of Tavistock.*
- * *Charming premises with wealth of character.*
- * *Restaurant areas with potential covers up to 44 persons.*
- * *Large four bedroom owner's accommodation with garden.*
- * *Historic turnover approx. £150,000 per annum.*
- * *Recently closed due to divorce.*
- * *Tremendous potential. Viewing strongly recommended.*



The Fat Goose occupies an enviable trading position in West Street in the heart of the popular and sought after Devon market town of Tavistock. West Street itself has a variety of renowned local retailers represented within it and the main town centre and public car parks are within comfortable walking distance.

Tavistock, with a population of around 17,000, is an ancient market town set astride the River Tavy. At one time it was a stannary town, a seat of the woollen industry and home to Sir Francis Drake. Victorian in character, a reflection on the boom era of copper mining, it still retains its historic atmosphere and is an ideal base for exploring Dartmoor. The major South Devon city of Plymouth is approximately 15 miles to the south with, to the north, Lydford which is well-known for its castle, gorge and waterfall.

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact, and intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of these statements. The vendors or lessors do not make or give Huntley & Partners nor any person in their employment, any authority to make or give any representation or warranty whatsoever in relation to this property.

The property is believed to date back to the late 1700s and is Grade II Listed and would appear to be of stone construction with slate hung front elevations. As one would expect with a period property of this nature there is a wealth of character. It briefly comprises two semi open-plan restaurant areas at ground floor level with large kitchen and preparation areas, together with a very spacious owner's accommodation at first and second floor level with enclosed garden area to the rear. An early viewing appointment is strongly recommended to fully appreciate the location, appeal and undoubted future trading potential of this recently closed catering business.

THE ACCOMMODATION (ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

ENTRANCE VESTIBULE Providing access through to:-

RESTAURANT/DINING AREA 1 A charming well-appointed dining area with original floor to ceiling window with working shutters overlooking West Street, feature stone fireplace with Bio-Ethanol fire and marble mantel, wood laminate floor covering, large gilt mirror to wall, chandelier pendant lighting and space for covers for approximately 20-24 persons.

RECEPTION/BAR SERVERY A bespoke bar with wall mounted shelving.

RESTAURANT/DINING AREA 2 Being semi-open planned to the main dining area with window to side aspect, wood laminate floor covering, wall lights and space for approximately 20 additional covers.

INNER HALLWAY/UTILITY AREA With range of shelving, some refrigeration, door to rear patio garden area and access through to:-

KITCHEN AREA A good-sized kitchen with commercial floor covering, windows to both rear and side aspect, Ventaxia fan unit, six ring oven, hot cupboard, dish washer, commercial sink unit, refrigeration and lighting.

NOTE: Whilst the kitchen does have some catering equipment it will require some refurbishment and modernisation.

FIRST FLOOR Approached off internal stairs from the restaurant.

LADIES AND GENTS TOILETS

PRIVATE ACCOMMODATION Being self-contained and briefly comprising:-

HALLWAY With carpet, radiator, window to side aspect, wall cupboard and access through to:-

LOUNGE A most impressive and spacious lounge area with feature double aspect windows overlooking West Street with feature fireplace with wood burner, radiators and fitted carpet.

KITCHEN With range of modern wall and floor cupboard units with work surfaces, built-in oven with ceramic hob, extractor, sink unit, plumbing for washing machine, Potterton boiler controlling central heating and window to side aspect.

BATHROOM With panel bath, low level w.c., wash hand basin and radiator.

BEDROOM 1 A large double-bedded room with fitted wardrobes, radiator and window to rear aspect.

SECOND FLOOR

LANDING/HALLWAY With fitted carpet and door providing access to the rear garden area.

BEDROOM 2 A large double-bedded dormer room with window to front aspect, eaves storage cupboards and electric night storage heater.

BEDROOM 3/OFFICE A large single-bedded dormer room with carpet, wall cupboard and window to side aspect.

BATHROOM 2 With panelled bath, sink unit, low level w.c., linen cupboard and window to side aspect.

BEDROOM 4 A large double-bedded dormer room with carpet, night storage heater, wall lights and window to rear aspect overlooking the garden.

OUTSIDE To the rear of the property is an enclosed courtyard area, Steps lead from the courtyard area up to a terraced garden with various shrubs, lawned areas and views out across the town and Dartmoor.

SERVICES We understand that all main services are available to the property.

THE BUSINESS

This **CHARMING OLDE WORLDE RESTAURANT AND TEA ROOMS** premises occupy an enviable high street trading position in the heart of the historic and ever popular Devon market town of Tavistock. The business was operated successfully for over 30 years by our clients before they decided to retire in 2013. At this time they decided to sell the business on a leasehold basis. At this time it was acquired by a husband and wife team who purchased the business and for a number of years run it successfully until sadly they divorced and the business actually closed in October 2016.

We understand that, historically, a consistent and regular local custom was enjoyed and an **ANNUAL TURNOVER** of around £155,000 was achieved. It is felt that under new and enthusiastic ownership there is **EXCELLENT POTENTIAL** to re-establish a most successful and lucrative catering concern which would lend itself to a variety of different catering styles or themes. Whilst the dining area and kitchens are in need of some refurbishment it is felt

that it represents a unique opportunity for the buyers to re-establish a most successful business complemented by spacious and attractive owner's accommodation.

We understand that the premises are licensed.

TENURE The premises are offered with the benefit of a new lease, the length and rent of which is negotiable. For fuller details please contact the agents.

An excellent opportunity to acquire charming restaurant and tea rooms premises which have traded successfully for many years and offer undoubted future trading potential.

BUSINESS RATES For information on the rates applicable to these premises, please visit the Valuation Office website (www.voa.gov.uk).

PRICE: NIL PREMIUM

Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

VIEWING Our clients require that **all viewings must be arranged by prior appointment through our offices.** Telephone now on **PLYMOUTH (01752) 20 60 20** (24hr answering service) when we will be pleased to make all your appointments for you, and bring you up-to-date with newly listed businesses.

PROFESSIONAL SERVICES We are also **Specialists in Valuations** for all purposes, **Rent Reviews, Lease Renewals, Rating, Compensation, Planning, Property Management and Auctions.** Contact our team of professionally **Qualified Surveyors, Valuers and Auctioneers** for all your requirements. Telephone us now on **PLYMOUTH (01752) 20 60 20** (24hr answering service).

MORTGAGES Contact our offices now for all your mortgage requirements. Plymouth (01752) 20 60 20.

LOCATION MAP

