

20 LUXUS HOUSE
FORGE LANE, SALTASH
CORNWALL, PL12 6LX

L43662B

Ref No: L1987

Tel: 01752 20 60 20

THE MINERS ARMS

HEMERDON LANE, HEMERDON, PLYMPTON, PLYMOUTH, DEVON, PL7 5BU.

- * *Delightful semi-rural village setting in foothills Dartmoor National Park close to Plymouth.*
- * *Impressive detached property with wealth of "Olde Worlde" charm and character.*
- * *Three charming bars areas, stunning conservatory style restaurant.*
- * *Excellent commercial kitchens.*
- * *Large 4 bedroom apartment.*
- * *Lovely trade gardens with patio, children's play area and extensive car park.*
- * *Renowned and popular destination village pub and eating establishment.*
- * *Historic Turnover approx. £600,000pa with 50/50 food/wet split.*
- * *Great opportunity. Viewing essential.*



The Miners Arms is located in a delightful semi-rural country setting in the very heart of this traditional Devon village of Hemerdon, lying on the southern boundaries of Dartmoor National Park and on the outskirts of the major South Devon city of Plymouth. From its slightly elevated position it enjoys some breath-taking views to the south across the surrounding countryside.

Hermerdon is a traditional and popular South Hams village, surrounded by rolling countryside and only a stone's throw from the wild open moorlands of Dartmoor National Park. This peaceful setting also enjoys excellent links to the local area and is only a short drive from the major South Devon city of Plymouth and the sensational South Devon coastline. The village has a true community feel, with a variety of local clubs and social groups, access to a community orchard and a vibrant village hall. It is located within the secondary catchment area of Ivybridge Community College, rated "Outstanding" by Ofsted, and for which transported is provided. Primary schooling is available at All Saints in Sparkwell.

The sought after suburb of Plympton is only a mile or two to the south which offers a full variety of amenities and facilities including independent shops, supermarkets, library and swimming pool. In turn, there is quick and easy access to the Devon Expressway and to Plymouth, which thereafter provides excellent motorway links to the rest of the country via the M4 and M5. Plymouth's vibrant city centre and Derriford Hospital are only 30 minutes away.

E-Mail:
enquiries@huntleyandpartners.com

Website:
www.huntleyandpartners.com

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The rugged breath-taking beauty of the Dartmoor National Park to the north offers a full variety of outdoor pursuits including riding, walking, climbing and cycling. The South Hams beaches of Mothecombe, Bigbury, Bantham and Wembury are all within an hours' drive and Plymouth Sound and the yachting haven of Newton Ferrers offer opportunities for sailing, paddle boarding and kayaking.

The property is detached and Grade II Listed and is believed to date back to the 17th Century. A variety of extensions and additions have been added over the years including the stunning conservatory restaurant area to the rear. As one would expect with a property of this age and history, it has a wealth of "Olde Worlde" charm and character with exposed stone walls and beam ceilings, open fireplaces, slate floors and its own well located in one of the bars. These original features are complimented by the contemporary conservatory dining area and modern commercial kitchens. The property itself is situated in just over an acre of its own grounds and benefits from a large tarmac customer car parking area with space for approx. 50 cars, children's play area and a stunning enclosed trade garden and patio which enjoys lovely views out across the surrounding countryside to the south.

An early viewing appointment is felt to be essential to fully appreciate the location, quality and appeal of this popular and successful country Free house and restaurant.

THE ACCOMMODATION

(ALL DIMENSIONS APPROXIMATE)

GROUND FLOOR

FRONT ENTRANCE PORCH Providing access through to:-

MAIN BAR (43.65m²) A charming and traditional bar area with a wealth of "Olde Worlde" appeal, exposed beam ceiling, tiled slate floor, large open feature fireplace with wood burner, lantern lighting, part wood panelled walls, wall-mounted flat TV, windows to both front and side aspect and range of traditional quality bar furniture and effects.

BAR SERVERY Being fully equipped with wood panel front, polished serve over counter, full range of beer engines and pumps, two digital cash registers, bar back shelving, bottle chillers, optics, commercial floor covering, commercial coffee machine, ice making machine and stainless steel sink unit.

SNUG BAR (16.2m²) A charming bar area located off the main bar with a slate tiled floor, traditional feature fireplace, part wood panelled walls, exposed beam ceiling, wall lights, range of traditional bar furniture and effects. Steps from the snug bar down to back bar and restaurant reception area.

BACK BAR (25.77m²) A cosy rear bar and reception receiving area for the restaurant with part slate tiled and part wood stripped floor, exposed beam ceiling and stone walls, feature fireplace with wood burner, feature wishing well, fish tank and comfortable leather sofa seating for customers. Access through to kitchen and restaurant, together with access to:-

SIDE ENTRANCE Providing access to car park with slate tile floor, exposed stone walls and access to:-

LADIES TOILETS With two separate WCs, two vanity sink units, tiled wall and floor, baby changing unit and hand dryer.

GENTS TOILETS With four urinals, separate WC, slate tile floor, tiled walls, two vanity sink units and hand dryer.

RESTAURANT AREA (74.14m²) A stunning conservatory style dining area looking out across the trade patio and garden areas to the rear, with half-glazed ceiling, sliding patio doors to trade garden, quality wood flooring, contemporary chandelier lighting, wall-mounted air-conditioning unit, two chilled wine display cabinets, wine racking, reception counter and digital till system. Covers for approx. 70 persons on a range of quality dining room tables and chairs.

FOOD SERVERY AND PREPARATION AREA With servery counters, shelving, double-door chiller and servery access to kitchen.

MAIN KITCHEN (45.2m²) A large and extensively equipped commercial kitchen area with commercial wall and floor coverings, range of stainless steel preparation counters, double bowl stainless steel commercial sink unit, commercial extractor hood system, griddle, two door stainless steel counter chiller unit, six-ring commercial range, three door stainless steel counter chiller unit, Rationale oven, twin deep-fat fryer, counter top commercial fryer, fly killer and counter top chiller units.

PREPARATION AND DISHWASHING AREA (11.5m²) With range of stainless steel preparation tables, commercial wall and floor coverings, stainless steel commercial sink unit, microwave, commercial dishwasher, wash-hand basin, refrigeration and access to outside.

ANCILLARY KITCHEN, PREP AND FREEZER AREA Utilised to service the trade garden and patio, with commercial wall and floor coverings, two walk-in refrigerators, walk-in freezer, stainless steel preparation tables, shelving, fluorescent lighting, extractor hood system, chest freezer, small wash-hand basin, Rationale oven, dishwasher and access to car park and trade garden.

STAFF TOILET

INNER LOBBY Two wall storage cupboard units, access to kitchen and stairs to first floor accommodation.

FIRST FLOOR

LANDING With fitted carpet.

BEDROOM 1 (24.5m²) A large double bedded room with wood laminate floor covering, radiator and windows to both front, rear and side aspect overlooking the trade garden and countryside beyond.

INNER HALLWAY With carpet and radiator.

BATHROOM With panel bath and shower over, low level WC, wash-hand basin, radiator, two eaves storage cupboards and frosted windows to front aspect.

KITCHEN/DINER With range of modern wall and floor cupboard units with work surfaces, built-in oven and hob with extractor hood, stainless steel sink unit, part-tiled walls, radiator and Velux roof window.

BEDROOM 2 (18.8m²) A double bedded room with carpet, radiator and window to rear aspect.

LOUNGE (24.9m²) A large well appointed room with wood laminate floor covering, radiator, TV point and window to side aspect overlooking the car park and trade garden.

BEDROOM 3 (8.8m²) A single bedded room with carpet, radiator and range of shelving. This room is currently used as a general storage area.

BEDROOM 4/OFFICE (11.02m²) A small double bedded room with carpet, radiator and windows to front aspect.

OUTSIDE The site itself extends to just over 1 acre. There is an extensive tarmac car park to the side of the pub which provides parking for up to 50 cars. Adjacent to the car park to the south of the site is a large lawned trade garden and children's play area with a variety of play equipment and outside picnic tables and chairs. Also to the rear accessed off the car park there is an additional **LARGE LANDSCAPED TRADE GARDEN AND PATIO AREA** which enjoys lovely views out across the surrounding countryside and provides external seating for approx. 100 persons on a variety of picnic tables and chairs. There is also a small table tennis area and fully equipped outside bar servery. The trade gardens themselves are a particularly attractive feature of the pub and have a variety of mature trees, shrubs and flower borders.

Also adjacent to the car park is the **CELLAR AREA** which is fully refrigerated and has a secure spirit store. In addition there is a steel storage container, bin store, oil tank and small internal yard with Calor gas storage area.

SERVICES We understand that the premises has an oil-fired central heating system. Calor gas is used in the kitchen. The property has mains electricity and private drainage.

THE BUSINESS

TRADE is that of an **OUTSTANDING 17TH CENTURY COUNTRY FREE HOUSE AND RESTAURANT** which is located in a highly desirable semi-rural village setting on the southern fringe of the Dartmoor National Park, with the additional benefit of being only a short drive to the major South Devon city of Plymouth.

The business has been in the **PRESENT OWNERSHIP** now since 2015 and is only **OFFERED FOR SALE** due to our client's other business interests and commitments.

The business is currently **FULLY STAFFED** with the current owner taking a primarily supervisory role in the day-to-day operation of the pub due to their other business interests. They currently employ approx. thirteen staff which at present generates a **WAGE BILL** of around £3,000 - £3,500 per week. However, we feel it is important to stress the business would ideally suit active owners and if it were operated on this basis in the future, it is felt that a significant saving could be made on wage costs to enhance future profitability.

We understand that the current **OPENING HOURS** are Monday/Tuesday from 5pm to 11pm and Wednesday through to Sunday from 12 noon to approx. 11pm, depending upon custom. Our clients do not open during afternoon hours on Mondays and Tuesdays purely down to personal choice and it is felt that new owners would probably look to extend the current opening hours, particularly during the busier summer period.

The business enjoys an **ENVIABLE REPUTATION** and has over the years proved to be a popular destination Free house enjoying a balanced food and wet led custom. It has benefitted from an **EXCELLENT ANNUAL TURNOVER** with a consistent and loyal local customer base, which in turn is boosted considerably during the busy summer period.

We understand that **PRE-COVID TURNOVER** for the year ending 30th April 2019 amounted to approximately £600,967, achieving a **GROSS PROFIT** of approximately £373,449 (approx. 62.1%). We understand that of this turnover, approximately £276,766 was attributable to wet sales, with the remaining £324,201 attributable to food. As a result of COVID, the pub was closed for most of 2020 and 2021, which resulted in the **ANNUAL TURNOVER** dropping down below £200,000. However, now that all COVID restrictions have been lifted, the current trading levels have **INCREASED SIGNIFICANTLY** and it is felt that, under new and enthusiastic ownership, there is **GENUINE POTENTIAL** for trading levels to be reinstated to what they were before the COVID pandemic. Additional trading figures will be made available to serious prospective buyers once they have actually inspected the premises.

We understand that **STOCK** to be taken over at valuation upon completion should amount to approximately £10,000.

The Miners Arms represents an excellent opportunity to acquire a renowned and highly popular country Free house and restaurant which has always enjoyed an enviable reputation and excellent annual turnover. An early viewing appointment is highly recommended.

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

PRICE: FREEHOLD GUIDE PRICE : £775,000 TO £825,000 SAV SOLE AGENTS

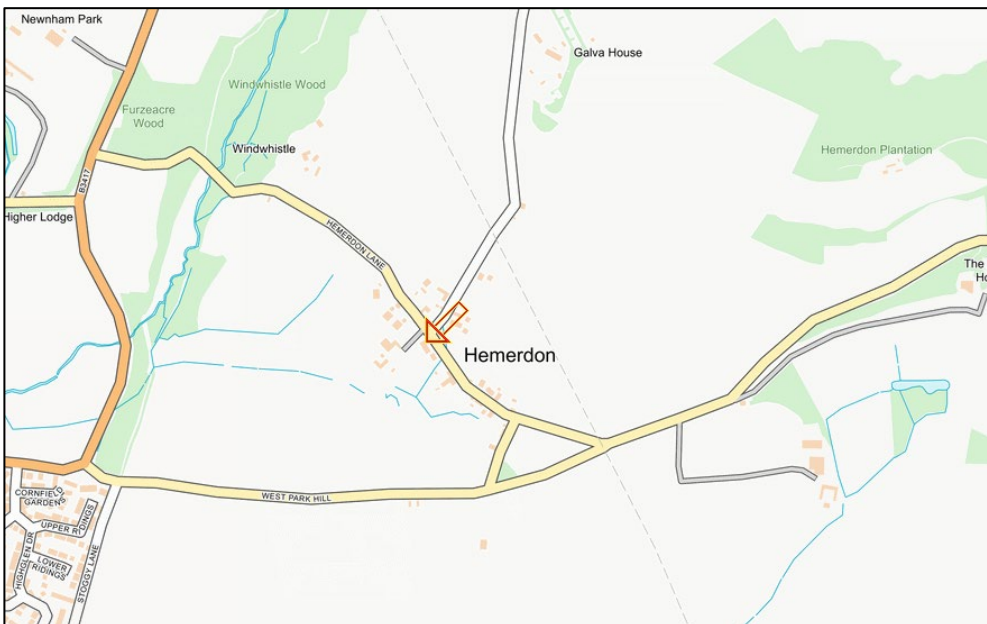
Unless otherwise stated all rental figures and asking prices quoted in the above details are exclusive of any Value Added Tax that might be applicable.

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.

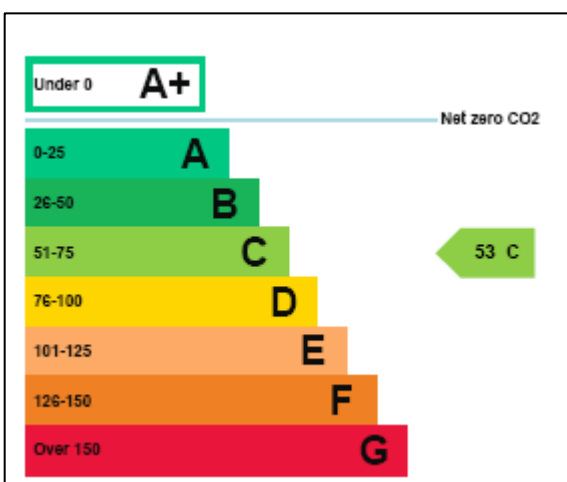
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LOCATION MAP



ENERGY PERFORMANCE CERTIFICATE



PHOTOGRAPHS



PHOTOGRAPHS



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