



THE BELL INN

Cross Street, Moretonhampstead, Newton Abbot, Devon, TQ13 8NL

Freehold | £195,000

Ref: 87727

- Dartmoor National Park Town Free House
- Prime central position in vibrant town & important visitor centre
- Striking Mock Tudor building
- Easy to run open plan bar. Function room
- Three bedroomed flat

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SP Sidney
Phillips

LOCATION

The Bell is contained in a striking Mock Tudor building in a central position within the town close to a main car park.

Moretonhampstead stands on the north-eastern edge of Dartmoor National Park and has a population in the parish of approaching 3,000. The town has a number of local amenities serving a variety of outlying villages and benefiting from a bus service to the city of Exeter. The town offers a range of individual shops.

Moretonhampstead benefits from tourism and is a popular walking and cycling centre with many mountain bike tracks in the vicinity.

TRADE AREAS

Ground floor front and side entrances into the OPEN PLAN BAR which seats approximately 40 and has character features including wooden beams, upright pillars and a dark wood overlap panel serving counter with matching back bar display and beamed canopy over. The main feature is the stone fireplace incorporating an open fire. CATERING KITCHEN. LADIES & GENTLEMENS TOILETS. BEER STORE and further STORE ROOM.

At the first floor is a FUNCTION ROOM comfortably seating 40, with a further set of customer toilets.

OWNERS ACCOMMODATION

The OWNERS FLAT benefits from THREE BEDROOMS and a BATHROOM/WC.

EXTERNAL

A SMALL FORECOURT has limited outside seating facilities.

THE BUSINESS

The Bell Inn was previously run as a traditional Public House when in the hands of the previous owners who were a multiple pub owning company. *There are no historic trading figures available.* The present owner has not operated a business. There is a considerable opportunity for a new owner to capitalise on this large and prominent property which lends scope to launch a variety of businesses to compliment this vibrant and much visited town.

TENURE & PRICE

FREEHOLD £195,000.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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SERVICES & LICENCE

The premises license lapsed at the time of the present owners purchase. Interested parties looking to operate licensed premises will need to apply for a new premises licence to be granted.

Local Authority: Teignbridge District Council, Forde House, Brunel Road, Newton Abbot. TQ12 4XX

Telephone: 01626 361101

Rateable Value: £13,400

EPC

0270-0238-0469-0194-7006



Net zero CO₂ emissions

A 0-25

B 26-50

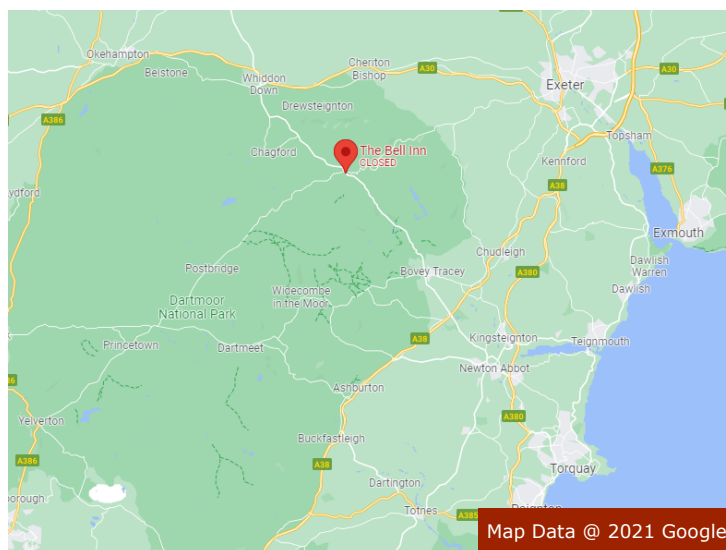
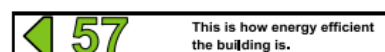
C 51-75

D 76-100

E 101-125

F 126-150

G Over 150



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BUSINESS MORTGAGES

01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons