

JACK CHAMS, 17-18 WEST STREET, TAVISTOCK, PL19 8AN



- FREEHOLD BAR / CLUB (300)
- 4 STOREY PROPERTY
- OUTSIDE TERRACES / GARDEN & PARKING
- SALES £310K, PROFIT C.£80K PA
- GENUINE SALE
- POTENTIAL TO EXTEND / DEVELOP (STPP)
- SOUGHT AFTER DEVON TOWN

£465,000 FREEHOLD

Miller Commercial

The business property specialists



LOCATION

Tavistock is an historic Stannery and market town in West Devon, situated on the River Tavy, at the 2011 Census the population was recorded at circa 13,000. Tavistock is a highly regarded town, famous for its historic buildings and of course Mount Kelly College, a well known independent school.

Freehold businesses within the town are rarely made available, therefore early viewing is advised.

THE PROPERTY

Jack Chams is situated in the upper part of West Street, the principal trading street within Tavistock. Externally, the modest exterior belies the size of the premises, being arranged over 4 floors, which the principal activity being on the ground and lower ground floors, with ancillary accommodation on the first and second floors.

The property is presented in reasonable order and has two external terraces, trade garden and outside store. We are advised the property has had two development feasibility studies undertaken, one leading to a Planning Application which was accepted (for the extension of the bar/club) and for residential development in the rear garden.

THE BUSINESS

We understand a business has been located on this site since the late 1970's, as a cafe/bar and has been within our client's tenure for the past 15 years, who is now wishing to sell due to impending retirement plans. The business trades all year and operates as a bar/nightclub (licensed for 300 persons) and is the only late night nightclub within Tavistock. The business is

100% wet sales, although food has historically been offered and there is a kitchen on the first floor.

The most recent trading profit and loss account show net sales of £310,996, which produced a gross profit level of 62% and we have calculated a 3 year average net profit in the region of circa £80,000 per annum. Further accounting information will be made available subject to a viewing appointment in the normal manner.

THE ACCOMMODATION COMPRISES

(all areas and dimensions are approximate)

FRONT BAR

8.83m x 4.93m. Accessed from the front of the property, with door and window to the front elevation. Wooden floor, built-in wooden bar/servery with 11 taps, undercounter drinks chillers. Through to:-

BACK BAR/GAMES ROOM

5.50m x 4.93m. Wooden floor, pool table, stairs ascending to the lower ground floor and to the outside terrace. The ground floor terrace has wooden decking and measures approximately 6m x 6m and has some seating.

From the back bar stairs to the lower ground floor leading to the:-

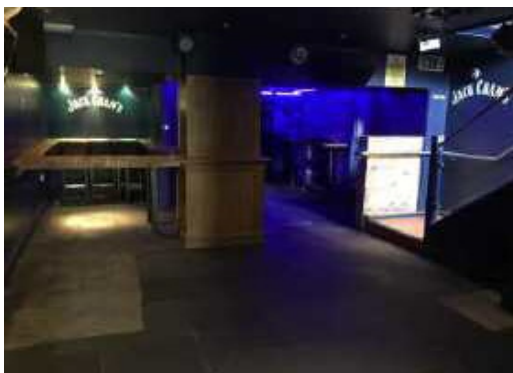
BAR/NIGHTCLUB

10.08m x 5.33m. Slate floor, DJ booth, comprehensive sound and light system. Built-in bar with 2 pumps. Door through to:-

CELLAR

4.0m x 1.98m and Store 2.72m x 2.76m. With ice machine and glass washer.

From the bar/nightclub through to rear entrance, with the continuation of slate floor. Disabled wc, ladies and gents wc's. Door leading



through to:-

LOWER TERRACE

Measuring approximately 8m x 6m, with wooden decking and a range of picnic tables.

FIRST FLOOR

Accessed via staircase from the front bar.

STORE ROOM

4.26m x 3.83m. Window to rear elevation, boiler cupboard. Door through to:-

KITCHEN

4.19m x 3.68m. Stainless steel wash up, base units, commercial non-slip flooring, several fryers etc. Window to front elevation.

Stairs to the:-

SECOND FLOOR/ATTIC

5.79m x 5.01m (into eaves), window to rear, exposed ceiling beams.

OUTSIDE

Apart from the two terraces previously mentioned, there is a lower garden area, which is licensed and used by the customers, measuring approximately 11m x 6m and beyond this gate through to:-

BIN STORE AREA

Approximately 6m x 5m.

To the rear of the property our client has the freehold title of an area which is suitable for 3 car parking spaces.

GENERAL INFORMATION

LOCAL COUNCIL

West Devon Borough Council
Kilworthy Park

Tavistock

PL19 0BZ

All enquiries: 01822 813600

www.westdevon.gov.uk

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band D76.

INVENTORY

An Inventory of all loose chattels and equipment, free of any lease/lien, to be included within the sale will be supplied by Miller Commercial prior to exchange of Contracts.

PREMISES LICENCE

Premises Licence : PLWA0129 relating to the supply and sale of alcohol on and off the premises and live music is available upon request.

PLANNING PERMISSION

We are advised the premises have a Lapsed Permission for an extension to the Club at lower ground floor level and plans have been drawn up, but not submitted, for a 3 bedroom cottage or 2 x 2 bedroom houses. Copy of plans for both available upon request.

BUSINESS RATES

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search>

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999



STOCK

To be taken at valuation on Completion.

VALUE ADDED TAX

All the above prices/rentals are quoted exclusive of VAT, where applicable.

FINANCE

If you require advice regarding the Financing of a Business, at no initial cost, please contact us on the number below.

CONTACT INFORMATION

For further information or an appointment to view please contact:-

Graham Timmins on 01872 247019 or via email gt@miller-commercial.co.uk



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

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VIEWING: Strictly by prior appointment through Miller Commercial.



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