



A popular and well-regarded high turnover destination character village inn with letting rooms, which is presented to a high standard throughout and offers a most profitable business opportunity in a beautiful and much sought after part of the South West. With 4 quality ensuite letting bedrooms, character bar areas (34+), attractive dining areas (34), extremely well-equipped commercial catering kitchen, beer garden with stunning views and alfresco seating areas (98+), customer car park (14+). 3 double bedroom family sized owner's accommodation with sitting room. Extremely well presented throughout and offering an impressive and profitable multi-faceted business with a strong trading history and undoubted opportunities to develop all aspects of the trade still further.

THE OLD MALT SCOOP INN LAPFORD, CREDITON, DEVON, EX17 6PZ

FREEHOLD: £695,000

REF: 4859

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THE PROPERTY

The Old Malt Scoop Inn is a highly impressive, detached character grade II listed village inn, which has been the subject of fastidious renovation and refurbishment in recent years. Presented and furnished to a high standard throughout, the inn offers 4 high quality Ensuite Letting Bedrooms, Character Bar Areas (34+), Attractive Dining Areas (34), exceptionally well-equipped Commercial Catering Kitchen with associated ancillary facilities, and spacious family sized 3 Double Bedroom Owner's Accommodation with Sitting Room. Externally, there is a Customer Seating Terrace to the front (16). To the rear is a further Patio Terrace Area (12+) and an attractive Beer Garden with stunning views (70). A Customer Car Park for 14+ vehicles and various useful outbuildings and stores. The Old Malt Scoop is an extremely popular and well regarded wet led destination village freehouse and this impressive multifaceted business is undoubtedly a very special place to live and work. A viewing is strongly recommended to fully appreciate all that this destination Devon country village inn with rooms has to offer and the potential which still exists.



SITUATION

The Old Malt Scoop Inn is situated in the popular and charming Mid Devon village of Lapford. Overlooking the River Yeo and surrounded by rolling Devonshire countryside and woodlands, Lapford has a thriving community and an excellent range of amenities, including a village shop/garage, post office, primary school, and pre-school. There is also a railway station on the Tarka Line between Barnstaple and Exeter. Nearby, the market town of Crediton has a larger range of facilities including, supermarkets, further shopping, schooling and recreational amenities. The university and cathedral City of Exeter lies some 15 miles away and has a wealth of facilities befitting a centre of its importance including excellent shopping, dining, theatre and recreational pursuits. There are two mainline railway stations at Exeter on the London Waterloo and Paddington lines, as well as Exeter International Airport, and access to the M5 motorway.



INTERNAL DETAILS

Customer entrance doors to the front and rear. **Main Bar Area** an attractive characterful room with part wood and part tiled flooring, part exposed stone and part wood panelled walls, heavily beamed ceilings, feature lighting, feature former fireplace seating area with original bread oven, feature fireplace with inset wood burner, wall mounted menu boards, range of freestanding wooden tables, upholstered chairs, bar stools, highchairs and armchairs comfortably seating 30 customers plus adequate standing room. Substantial part brick and part wood fronted return **Bar Servery** fitted with associated back bar fittings, optics and display shelving with non-slip flooring, triple glass fronted bottle fridge, double glass fronted bottle fridge, commercial glasswasher, stainless steel hand basin, storage shelving, commercial coffee machine, coffee grinder, EPOS touch screen till system with printer link to the kitchen. **Pool Table Area** with wood flooring, heavily beamed ceilings, feature lighting, pool table area, large screen television, darts oche area and seating for 4 customers. **Lobby Seating & Dining Area** with stone flooring, exposed ceiling timbers, part wood panelled walls, range of wood tables and upholstered chairs comfortably seating 12 customers. **Dining Room** an attractive room with wood effect flooring, part exposed stone and part wood panelled walls, feature lighting, feature fireplace with inset wood burner, range of freestanding wooden tables and upholstered wooden chairs comfortably seating 22 customers. **Commercial Catering Kitchen** with non-slip flooring, part stainless steel and part wipe clean clad walls, equipped to an extremely high standard with an extensive range of commercial catering equipment having been completely refurbished in May 2022, to include:- extraction system with stainless steel canopy and gas interlock system, 6 burner gas range, flat top griddle, twin floor standing deep fat fryer, Lincat combi oven, Giorik combi oven, hand basin, 2 four door under counter commercial fridges, 3 door under counter commercial fridge, 3 microwaves, plate warming cabinet, 3 door upright commercial fridge, extensive stainless steel racked shelving, 4 door under counter commercial

freezer, wall shelving, stainless steel workbenches with shelving below, commercial pass through dishwasher with tray slide and deep bowl sink unit, hand basin, serving gantry with warming lamps, door to the rear. **Customer WC's.** **Beer Cellar** temperature controlled on the ground floor with Belfast sink, ice machine and delivery door to the rear. **Bottle/Dry Goods Store.**



LETTING ACCOMMODATION

The business offers **4 Extremely Well Appointed and High Quality Ensuite Letting Bedrooms** which are completely self-contained within a high specification renovation of a former skittle alley comprising 2 ground floor and 2 first floor bedrooms, adjacent to the inn. Completed in 2017 to exacting standards, each of the beautifully appointed king-size double letting rooms offers ensuite shower rooms, tea and coffee making facilities, televisions and Wi-Fi. **Laundry Room** with washing machine, tumble dryer, base and wall mounted storage cupboards with inset stainless steel sink unit, racked shelving.



OWNER'S ACCOMMODATION

Situated on the first floor above the pub is the spacious family sized owner's accommodation which briefly comprises:- **Sitting Room** a good sized room (formerly the master bedroom) with cast iron fireplace (disused).

Bedroom 1 a good sized double bedroom. **Bedroom 2** a double bedroom. **Bedroom 3** a small double bedroom. **Bathroom** with bath and a separate shower cubicle.

EXTERNAL DETAILS

The property is approached through a feature archway with a **Patio Terrace Area** to the front with bench seating for around 16 customers. **Store Room.** The archway leads through a **Customer Car Park** with space for 14+ vehicles. To the rear of the pub is a further **Patio Terrace Area** with adjoining covered **Smoking Area** providing seating for 12+ customers. **Bin Store.** **Wood Store.** Further to the rear is an attractive **Beer Garden** with far reaching country views, being lawned with a feature bamboo gazebo and alfresco seating for around 70 customers. **Rear Service Yard Area** with **Large Walk In Freezer** and a **Storage Shed.**



THE BUSINESS

The Old Malt Scoop Inn is an extremely well presented throughout and trades as an impressive and popular high turnover country village inn and destination freehouse offering food and letting accommodation. Located in a popular and attractive part of Devon, The Old Malt Scoop Inn is a traditional character country inn and is the only pub in the village. In addition to Lapford, it serves other surrounding villages, hamlets and towns in the area and also attracts tourist trade, particularly during the busy summer months. The Old Malt Scoop Inn is extremely well supported by the community and has a reputation for good freshly prepared homemade pub food using local produce wherever possible. The pub also offers a popular takeaway menu and Sunday roast. The pub is home to 2 pool teams, sponsors a football team, and hosts occasional quiz nights and live music. The business benefits from impressive levels of goodwill and regular repeat custom and the letting rooms attract a steady stream of custom, although these are not actively promoted by our clients, other than on their website. The business has its own website www.theoldmaltcoopinn.co.uk but our clients do not currently make use of any online accommodation. Our

clients advise us that there is tremendous potential to develop all aspects of the trade still further and for future growth in business levels, particularly by hands on owner operators, increasing the food service hours, especially during the busy holiday periods and at weekends. There are also undoubtedly opportunities for further promotion of the letting accommodation, particularly by making use of online accommodation booking websites as well as social media.



TRADING INFORMATION

Management accounts for the year ending September 2023 show sales of £457,066 net of VAT. Full accounts for the year ending September 2022 show sales of £475,754 net of VAT with a healthy reconstituted net profit exceeding £90,000. The split of trade is 65% wet sales, 30% food sales and 5% accommodation sales. Full detailed trading information can be made available to interested parties following a formal viewing appointment.

OPENING HOURS

The business trades from midday until close, 7 days a week. Food is served from midday until 2.30pm and from 6pm until 8.30pm, 7 days a week.

CURRENT STAFFING

The business is run by one of our clients, as a single working proprietor assisted by 2 full time (including a chef) and 9 part time/casual members of staff.

POTENTIAL

Our clients advise us that there is tremendous potential to develop all aspects of the trade still further and for future growth in business levels, particularly by hands on owner operators, increasing the food service hours, especially during the busy holiday periods and at weekends. There are also undoubtedly opportunities for further promotion of the letting accommodation, particularly by making use of online accommodation booking websites as well as social media.

EPC

Pub – C: 65.

Letting Rooms – E: 116.

RATING

Currently valuation as registered on the 2023 rating list is £16,900. Interested parties are advised to make their own enquiries in relation to the current rates payable.

SERVICES

Mains electricity, water and drainage are connected. Oil central heating and hot water. LPG for cooking.

TRANSFER OF A GOING CONCERN

The sale includes the goodwill of the business and will be subject to Transfer of Undertakings (Protection of Employment) Regulations (TUPE).

PRICE & TENURE

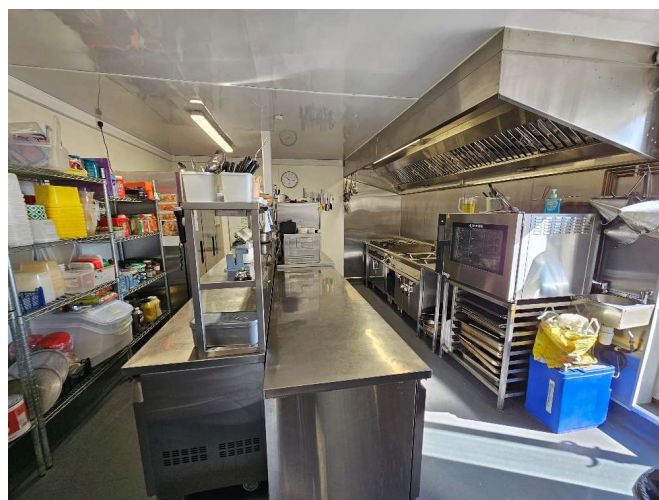
£695,000 for the valuable freehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation. Vacant possession upon completion.

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents. Tel: (01392) 201262. Email: info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.

FINANCE

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, we recommend you contact us for a list of our approved brokers.



Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.