



Attractive and recently refurbished village tearoom offering a unique opportunity to run an established daytime only catering business, in an idyllic Exmoor National Park village. With internal seating for around 34 customers, attractive tea gardens with seating for 16 customers and potential for many more, customer server, commercial kitchen and customer car parking for around 14 vehicles. Offered fully equipped and ready to trade, this represents an excellent opportunity to run an established business with tremendous potential to develop the trade still further.

**BOVEYS TEAROOM
SIMONSBATH, EXMOOR, SOMERSET, TA24 7SH**

FREEHOLD GUIDE PRICE: £220,000

REF: 2191

The Gallery, Kings Wharf, The Quay, Exeter, Devon, EX2 4AN Tel: 01392 201262

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THE PROPERTY

Boeveys Tearoom is situated within a single storey purpose fitted and equipped grade II listed character building. The property was completely refurbished to an extremely high standard by our clients and is now fully fitted and equipped and is ready for a new owner to immediately take over and start trading. The extensive improvements include the installation of 3 sets of bespoke bifold doors, new electrics, new boiler, oak flooring, lighting and upgrading the kitchen equipment. This is a unique opportunity to run a highly desirable moorland village tearooms with genuine potential for incoming operators to develop their own style of trade to suit their personal requirements. The premises briefly comprise: - Well-appointed Tearoom with Customer Seating Area for around 34 customers; attractive Tea Gardens with seating for 16 customers and potential for many more, fully equipped Commercial Kitchen and a Customers Servery Area, Customer WC's and useful Storerooms. There is also Customer Car Parking for around 14 vehicles.



SITUATION

Boeveys Tearoom is situated in the Exmoor National Park village of Simonsbath. It is a well-known and much visited Exmoor location, being situated at the very heart of the National Park in Somerset. Set within a sheltered valley along the River Barle and surrounded by dramatic hills, it offers an unspoilt setting steeped in natural beauty and history. The area is rich in heritage and is the perfect place for exploring moorland, woodlands and long-distance walking routes such as the Two Moors Way which runs through the village. The North Devon Link Road (A361) is around a 20-minute drive, connecting to the M5 motorway at junction 27, where Tiverton Parkway provides a fast train service to London Paddington in just over 2 hours. The twin villages of Lynton and Lynmouth are around 7 miles to the north, Barnstaple is 18 miles to the west and Minehead is 18 miles to the east.

INTERNAL DETAILS

Customer entrance to the front from the car park into:- **Main Tearoom Seating Area** an attractive character split level purpose fitted customer seating area, being extremely well presented with oak flooring, part exposed stone walls, triple bifold doors to the front opening onto a small patio terrace, feature lighting, door leading to the rear Tea Gardens, and comfortably seating 34 customers.

Customer Servery Area with oak flooring, serve over counter with preparation worksurfaces and display shelving to the rear, triple glass fronted bottle fridge, cake display, Expobar commercial cappuccino machine, coffee grinder, hot water still, commercial ice machine, chest freezer, and a hand basin.

Commercial Kitchen with tiled flooring, part tiled and part wipe clean clad walls, fitted with a range of catering equipment to include:- extractor system with stainless steel canopy over, Turbofan oven, halogen hob, floor standing deep fat fryer, flat top grill, commercial toaster, stainless steel workbenches with shelving below, 2 door commercial counter fridge unit, commercial dishwasher, stainless steel shelving, deep bowl stainless steel sink and a stainless steel handbasin.

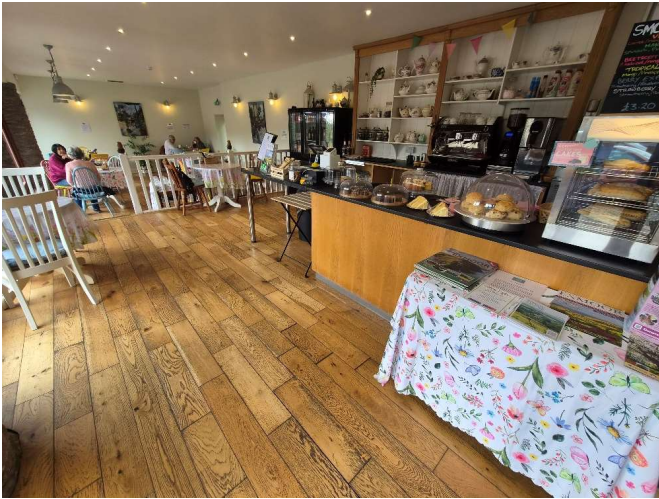
Ladies and Gents WC's.

Two Storerooms dry goods storage and additional equipment including an upright commercial freezer, stainless steel workbench with shelving below, boiler and hatch to roof space.



EXTERNAL DETAILS

Externally the property has a hardstanding **Customer Car Park** on two levels with space for around 14 vehicles to the front. Also to the front is an area of **Lawn** for seating and a **Patio Terrace Area** leading directly from the cafe providing outside seating opportunities. To the rear is an enclosed private **Tea Garden** predominately laid to lawn, incorporating a **Patio Terraced Seating Area** and with picnic style wooden benches providing al fresco seating for 16 customers and potential for many more.



THE BUSINESS

Boeveys Tearoom has long traded as an independent daytime only cafe/tearoom and restaurant business, and the premises, which benefit from low overheads and running costs, are fully equipped and furnished and ready to continue trading. The business which benefits from a licence to serve alcohol operates on a daytime only basis and on limited and restricted hours, dependent on the time of year. Currently the business trades from 10am until 4pm Tuesday to Saturday and is closed on Sunday and Monday. The business trades from mid-February to October and is closed from November to mid-February. The business offers traditional cafe and tearoom fayre including breakfasts, lunches, snacks, afternoon tea, cake, hot and cold drinks, and a selection of daily specials, with all food being homemade on the premises wherever possible. The tearoom attracts customers from the surrounding villages and hamlets, visitors to the area, day trippers, tourists, and cyclists, as well as ramblers along the Two Moors Way. The business benefits from a 5 Star Food Hygiene Rating and numerous excellent reviews on Google and Tripadvisor. A viewing appointment is essential to fully appreciate all that this unique business opportunity offers. The property will also appeal to investors with opportunities to lease the business to tenants, should you so wish.

TRADING INFORMATION

Historic takings information can be made available to interested parties following a formal viewing.

POTENTIAL

The tearoom offers tremendous potential for new owners to operate this unique and fully equipped tearoom and catering business in an idyllic moorland village setting. There are undoubted opportunities to develop the menu and cuisine offered, to enhance income streams still further. There are also opportunities to extend the trading period, although evening opening is prohibited.



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BUSINESS RATES

We are advised that the business rates are currently exempt as the business benefits from 100% Small Business Rates Relief.

SERVICES

We are advised that there is mains electricity, LPG heating, a private shared water supply and private shared drainage. Full details available upon request.

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.

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.



