

Traditional free of tie character village pub set in around 1.5 acres and offering a unique opportunity to run an established public house and restaurant, located in a popular Devon village, on the edge of Dartmoor National Park. Main Bar and Dining Room seating 56+ customers, Function Room seating 30+ customers, Commercial Catering Kitchen, Beer Garden seating 80+ customers, Car Park for 20+ vehicles, Storage Barn and a Paddock Field. There is also a 3 Double Bedroom Owner's Accommodation with a Sitting Room, Kitchen/Dining Room, and a Bathroom. The trade fixtures and fittings are included. This represents an excellent opportunity to run an established and well supported business, at the heart of the local community, which is available by way of a new six-year lease.

THE KINGS ARMS
SOUTH ZEAL, OKEHAMPTON, DEVON, EX20 2JP
FREE OF TIE LEASEHOLD: NIL PREMIUM REF: 4898

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THE PROPERTY

The Kings Arms is a Grade II Listed thatched character village freehouse set in a site extending to around 1.5 acres. With origins reputedly dating back to the late 16th Century, The Kings Arms retains an abundance of original period features, including exposed ceiling beams, wood panelled walls and feature fireplaces creating an atmosphere of traditional charm and character. The property offers attractive trading areas allowing customers to enjoy informal drinks, and relaxed pub food, together with a versatile function room. The business is equipped with a comprehensive inventory of trade fixtures and fittings and is being offered by way of a new free of tie lease. This is a unique opportunity to run a highly desirable Devon village public house with genuine potential for incoming operators to develop their own style of trade to suit their personal requirements. This traditional character public house briefly comprises: - Main Bar seating 40+ customers, Dining Room seating 16 customers, Function Room seating around 30 customers, Commercial Catering Kitchen, and a 3 Double Bedroom Owner's Apartment with a Sitting Room, Kitchen/Dining Room and a Bathroom. Externally, and a real feature of this property are the grounds which extend to around 1.5 acres and incorporate an attractive Beer Garden with seating for 80+ customer, a Car Park for 20+ vehicles, a Paddock Field, and a Storage Barn.



SITUATION

The Kings Arms occupies a prominent position in the heart of the popular and much sought after Devon village of South Zeal, which is surrounded by stunning countryside. South Zeal is a beautiful village, situated within the northern boundary of Dartmoor National Park and the village offers immediate access to some of the country's finest walking, cycling, horse riding and outdoor pursuits. This desirable and unspoilt West Devon village is located just a few minutes' drive from the A30 dual carriageway with access at nearby Whiddon Down which links Exeter and the M5 motorway, to Cornwall. The town of Okehampton is around 5 miles distant and offers an excellent range of amenities and a railway station with connections to Exeter. Dartmoor National Park is world renowned for its rugged and stunning moorland scenery, granite tors, wildlife, and breathtaking panoramic views.



INTERNAL DETAILS

Main customer entrance door to the front into **Entrance Vestibule** and **Entrance Hall** and with doors into;

Main Bar an attractive and traditional character room with exposed ceiling beams, feature fireplace with inset wood burner, wood panelled walls, carpeted flooring, feature lighting, darts oche area, range of freestanding wooden tables, chairs, upholstered settles, bench seating and bar stools comfortably seating 40 customers plus standing room.

Bar Servery timber fronted and topped and fitted with a range of traditional back bar fittings, display shelving, and optics, double glass fronted bottle fridge, stainless-steel sink, and a glasswasher.

Dining Room an attractive character room with carpeted flooring, exposed ceiling beams, feature fireplace with inset wood burner, feature lighting, freestanding wooden tables and chairs for around 16 customers.

Ladies, Gents & Disabled WCs.

Rear Entrance Lobby with doors from the car park and a door leading to the beer garden.

Function Room a versatile multipurpose room used for parties, meetings, events and overflow dining with wood effect flooring, exposed ceiling timbers, feature fireplace with inset wood burner, part wood panelled walls, bar servery and freestanding tables and chairs seating around 30 customers.

Beer Cellar temperature controlled on the ground floor with stillage, Belfast sink, and delivery door to the front.

Storeroom to the rear of the bar with base cupboards with worksurface over, 3 chest freezers, upright commercial fridge, wine racking, racked shelving, and a door to outside.

Commercial Catering Kitchen with non-slip flooring, part wipe clean clad and part stainless-steel clad walls, fitted with a range of commercial catering equipment to include:- extractor system with stainless-steel canopy, 4 burner electric range, flat top griddle, twin deep fat fryers, twin bowl stainless-steel sink, shelving, handbasin, stainless-steel workbenches with shelving below, under

counter fridge, under counter freezer, commercial dishwasher, 2 commercial microwave ovens, warming cabinet with shelved serving gantry with warming lamps, upright freezer, upright fridge, washing machine and an ice maker.



OWNER'S ACCOMMODATION

A real feature of this business is the generous and well-proportioned family sized owner's accommodation which is arranged on the first floor and is accessed from the pub and briefly comprises; **Sitting Room** a spacious room with aspect to the front. **Kitchen/Dining Room** with a range of modern base and wall mounted kitchen cupboards and complementary worksurfaces, integral hob and oven. **Bedroom 1** a large double bedroom with aspect to the front. **Bedroom 2** a double bedroom with aspect to the front. **Bedroom 3** a double bedroom with a built-in wardrobe and aspect to the side. **Bathroom** with a shower over the bath.

EXTERNAL DETAILS

The site extends to around **1.5 acres** in total and incorporates a private driveway leading to the **Customer Car Park** with space for around 20+ vehicles. Directly to the rear of the pub is an attractive lawned **Beer Garden** with alfresco seating for 80+ customers and space for more, a **Smoking Shelter** and a **Wood Store**. A **Barn** adjacent to the driveway provides useful storage on the ground floor. Beyond the car park and beer garden is a **Paddock Field** which extends to approximately 1 acre and is used for overflow parking and informal camping.



THE BUSINESS

The Kings Arms is a popular and busy traditional village freehouse which benefits from strong local trade from the village and is also frequented by customers from the surrounding hamlets, villages, and towns, and also attracts visitors to the area. The business is very much at the heart of the local community and is home 3 darts teams, hosts regular live music, quiz nights and various village and private events/parties and a number of groups and societies use the pub for their meetings. The Kings Arms has featured in the Good Beer Guide for over 10 consecutive years. The pub offers a good homemade pub food with a reputation for well-kept real ales and ciders. The Kings Arms also benefits from a comprehensive inventory of trade fixtures and fittings. The business has received numerous excellent reviews on Google and Tripadvisor and has a good following on social media. There is also a website www.thekingsarmssouthzeal,com which provides further background information. A viewing appointment is essential in order to fully appreciate all that this traditional character village freehouse offers and the opportunity that exists.



STAFFING

The business is run by a single working proprietor with the assistance of a full-time chef, 4 part-time members of staff and various casual staff as trade levels dictate.

TRADING INFORMATION

Management accounts for the year ending 5th April 2026 show sales of £274,202 excluding VAT.

POTENTIAL

The Kings Arms offers potential for new owners to operate this characterful and well-equipped village pub in a popular and sought after Devon village community.

ENERGY PERFORMANCE CERTIFICATE

Awaited and to be confirmed.





BUSINESS RATES

2026 List: Rateable Value £15,500. We understand that eligible parties will benefit from 100% business rates relief, subject to confirmation by the local authority.

SERVICES

We are advised that all mains services are connected to the property, except mains gas. Oil central heating.

TRADE INVENTORY

The trade fixtures and fittings are owned by the landlords and can be used free of charge. An inventory of the landlord's fixtures and fittings can be provided.



PRICE & TENURE

Nil Premium for a new free of tie lease. The Kings Arms is being offered by way of a new 6-year lease, from a private landlord. The proposed commencing rent is £25,000+VAT per annum. The lease benefits from internal repairing, partial exterior decorating, and insuring terms and is free of all ties. The roof and structural parts of the properties are the landlord's responsibility.

PROSPECTIVE TENANTS

The landlord is keen to maintain the pubs traditional character and its value to the local community. Interested parties should preferably be able to demonstrate that they have experience within the hospitality and catering industry. They may also be required to provide a brief business plan, proof of funding and any supporting information. Please contact Stonesmith for further details.

VIEWINGS & EXPRESSIONS OF INTEREST

Please contact the vendors agents Stonesmith. Tel:(01392)201262. Email:info@stonesmith.co.uk



S615 Printed by Ravensworth 01670 713330