

Leasehold

One of Devon's Finest Country Pubs

- Lounge bar, restaurant, snug and private dining area
- Function suite / former skittle alley
- Meticulously maintained gardens
- Flexible 3 bedroom owners accommodation
- Exceptionally well maintained
- Regional reputation – much repeat trade
- Robust turnover and profits
- 20 year, free of tie lease



Leasehold Price: **£75,000** Guide Price

Rent: **£64,000** Per Annum

The Church House Inn

Village Road, Marldon, Paignton, Devon, TQ3 1SL

Ref: CD-10254

Overview

Nestled within the charming South Devon village of Marldon, amidst the picturesque South Hams landscape, sits a historic property shadowed by Saint John the Baptist Church and offering views over the village cricket field. Originally erected around 1400, The Church House Inn provided lodging for artisans contributing to the church's construction. Over time, it transformed into a meeting place for the church congregation and eventually evolved into the Village Inn.

Reconstructed in the early 18th century, the inn boasts exquisite listed Georgian windows, some of which still retain their original glass, despite the proximity to the bustling village cricket pitch—where the thrill of hitting "sixes" has been curtailed!

Adjacent to the inn lies a plethora of scenic country walks, including the renowned John Musgrave Heritage Trail, which meanders through Marldon, passing by the inn and traversing the grounds of Berry Pomeroy Castle en route to Totnes. Ideally positioned between Berry Pomeroy Castle and Compton Castle, The Church House Inn serves as an idyllic retreat to unwind and savour hospitality after exploring these historic landmarks.

The Grade II listed Church House Inn, has garnered numerous accolades over time, including the distinction of being the inaugural pub in Devon to feature in the Michelin Pub Guide and securing the

title of Devon's Best Country Pub as voted by readers of Devon Life magazine.

Location

Marldon, nestled near the coastal town of Paignton in South Devon, enjoys a prime location with convenient access to several major cities and transportation hubs. Situated northeast of Paignton, Marldon is within easy reach of Torquay, a vibrant seaside resort town known for its picturesque harbour and sandy beaches.

For those seeking connectivity to larger cities, Plymouth, a historic maritime city with cultural attractions and scenic waterfronts, is located roughly 25 miles to the southwest of Marldon. To the northeast lies Exeter, a bustling city renowned for its rich history, stunning cathedral, and vibrant shopping scene, approximately 25 miles away. Major road networks serve Marldon well, with the A380 providing direct access to both Torquay and Exeter. Additionally, the A38 provides a direct route to Plymouth and beyond, making travel to these cities and beyond straightforward by car.

For travellers relying on public transportation, Marldon benefits from proximity to several train stations. Paignton Railway Station, offering connections to destinations across the South West and beyond, is located just a short drive away. Additionally, Torquay Railway Station provides further rail links to nearby cities and beyond.



Summary

Internally, the property has undergone meticulous upkeep, with the business furnished in a modern, but traditional décor, with much character retained throughout, from exposed wooden beams, to part panelled wooded walls and slate floor in the bar area, whilst the property is furnished in quality tables, chairs, stools and settled through, all in a charming and relaxing atmosphere, this results in a turnkey operation characterised by established and profitable trade.

Internal Details

Numerous entranceways, leading to...

Lounge bar, with wooden tables, chairs, stools and settles for C. (50), surrounding a central, extended wooden bar servery with glass backed optic display and all the usual mod cons. The lounge bar is utilised by locals and diners, in an all-inclusive environment enhanced by its layout and ambiance by way of a wood burner and a gas burner. Service access to kitchen and waitress area.

Ladies & Gentlemen's WC's (Disabled WC's are located within the property but accessed externally).

'The Sanctuary', a bijou dining area for (10).

The Restaurant, with covers for (30), a well-presented open plan room with two living flame fires and rear access.

'The Bakery' a private dining room for (8-12) covers in the ambience of an old kiln.

'The Garden Room' function suite, located on the first floor but with level, private access to the rear, the room can accommodate up to (40) patrons comfortably and holds quiz nights, celebrations, funerals, wakes etc.

Ancillary areas

Excellent commercial kitchen, well maintained and equipped to a high standard

Good sized temperature-controlled cellar – with stacking

Numerous storage rooms

External Details

Renowned for not only it's food, drinks and service, the Church House Inn has meticulously maintained external areas, which are perched under the wings of Saint John the Baptist Church. Plenty of seating by way of picnic benches, with level access afforded to the pub. The property also has a private, vehicle car park for C. 40, whilst adjacent to the pub is the village (free) car park and unrestricted parking throughout the village.

Accommodation

Located on the first floor, with private access to the rear and access garnered through the pub, the



accommodation is flexible insomuch that whilst it is presented in excellent order throughout, the bedrooms could be split, with a private one bedroom flat afforded to a staff member / manager, comprising:-

Three double bedrooms

Lounge

Dining room

Two bathrooms

WC

Additional lounge

Externally there is also an attractive, private terraced garden, which is nicely enclosed and secluded.

The Business

One of five public houses owned and operated by our client's, the Church House represents a lovely example of a village pub. Purchased by our clients to add to their portfolio of businesses, we believe the Church House Inn will thrive under a partnership team, typically husband and wife or similar. The business has developed and diversified somewhat during our client's tenure, offering a split of trade of C. 50/50 on food and wet sales. The pub has a website <https://churchhousesatldon.com/>

Opening hours

12-3pm & 5.30-10pm Monday to Friday and open all day on the weekends, with the hours extended during the summer.

Trading information

TBC

Staff

Currently run under management, with a full contingent of full and part time positions, with an average weekly spend of £xxxx which could be somewhat reduced with a more hands on owner.

Business Rates

Current valuation as per the 2023 ratings is £33,500, so circa £17,000 due in rates.

Tenure

Free of tie leasehold, with the landlord Stonegate Group PLC.

The lease is full repairing and insuring and commenced 2021 for a 20 year term, with 5 year RPI reviews, with the rent currently standing at £64,000 per annum

Services

We are advised that all main services are connected.



Licence

The property has a Premises Licence granted by the relevant local authority. It is a requirement of the Licensing Act 2003 that properties serving alcohol have a designated premises supervisor who must be the holder of a Personal Licence.

Stock at Valuation

In trade and glassware will be required to be purchased at valuation on the day of completion.

Viewing

No direct approach may be made to the property, for an appointment to view please contact the agent.



Anti Money Laundering Regulations

Under the new Money Laundering regulations <http://www.legislation.gov.uk/uksi/2017/692/content/s/> made we are required to obtain formal identification for all parties involved in a property transaction. The checks must be completed before terms are issued to solicitors. Your assistance would be appreciated in this regard.

Fire Risk Assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Solicitor Costs

Each party to bear their own legal costs incurred in the transaction.

Charles Darrow supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasebusinesspremisses.co.uk for further information. Charles Darrow for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

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SUBJECT TO CONTRACT

To arrange a viewing please contact:

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