

THE STABLES, HARCOMBE HOUSE

Chudleigh, Devon, TQ13 0DG



Sanderson
Weatherall

Turn-key restaurant / cafe premises

TO LET

1,694 sq ft
£12,000 per annum plus turnover % **SW**

DESCRIPTION

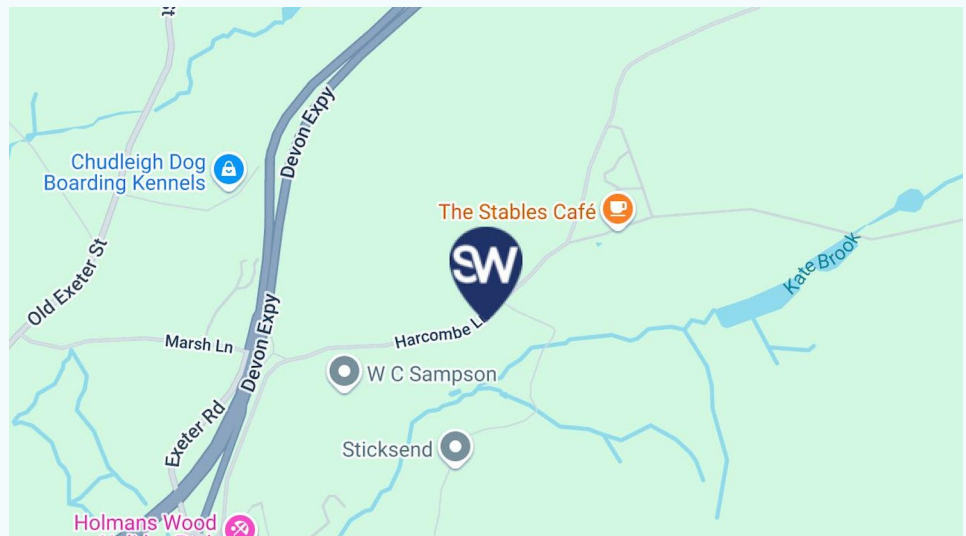
The Stables comprise a fully fitted restaurant/cafe premises situated within the 320 acre Harcombe House estate. The accommodation offers an opportunity for experienced proprietors to create a facility that will appeal to residents holidaying within one of the bungalows set within the grounds or attract offsite visitors. Residents have access to a games room, children's play area, indoor pool, woodland walks, 2 x fishing lakes, gym, tennis courts and laundrette. Visitors can make use of a majority of the facilities on site.

There are 40 internal covers and further 20 situated on the veranda to the south of the premises. There is fully fitted kitchen, bar and servery counter, as well as tables and chairs throughout the dining area. Incoming tenants to pay an ingoing premium of £5,000 towards the fixture and fittings left in situ' for an operator to utilise. Lease terms are outlined further in the brochure. The tenant will be required to replace equipment if damaged at their own expense on a like for like basis. Full inventory available upon request.

LOCATION

Situated with 10 minutes drive of Junction 31 of the M5 at Exeter southbound close to Chudleigh. Full details for directions and amenities can be found in the link below.

<https://www.firefighterscharity.org.uk/harcombe-house>



GALLERY

1,694 sq ft
£12,000 per annum plus turnover %



THE STABLES, HARCOTTE HOUSE

MORE DETAILS

1,694 sq ft
£12,000 per annum plus turnover %



RENT / TERMS

Turnover rent on the following basis - base rent of £12,000 per annum plus 5% on sales between £80-100k, 7% on sales between £100-120k and 10% for turnover in excess of this figure. Ingoing premium of £5,000 towards the fixture and fittings left in situ for an operator to utilise.

AVAILABILITY

Available Immediately

LEASE

New Lease

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

TERMS

Our client is seeking grant a new lease, length negotiable (preferably minimum term of 5 years), on a full repairing and insuring basis, subject to a contribution to service charge for the maintenance of the common parts.

ADDITIONAL INFORMATION

For further information or to arrange a viewing please contact



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