



**Substantial character town centre coaching inn offering 11 Ensuite Letting Bedrooms, Character Main Bar (60+), Restaurant Area (50+), Carvery Restaurant Area (20+), substantial purpose equipped Function Room (300), extensive fully equipped Commercial Catering Kitchen, Customer Car Park for approximately 30+ vehicles, Garage and Outbuildings, and spacious and well presented 3 Double Bedroom Owner's Accommodation with Sitting Room, Kitchen, Office and Private Roof Terrace. Impressive sales and strong profits and still offering tremendous potential to develop all aspects of the trade and property still further. An excellent business opportunity.**

**THE COACHING INN  
 QUEEN STREET, SOUTH MOLTON, DEVON, EX36 3BJ  
 FREEHOLD: £750,000 REF: 4795**

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## THE PROPERTY

The Coaching Inn is a substantial and deceptively spacious character town centre inn, occupying a prominent trading position. This impressive multi-faceted property is a popular town freehouse and restaurant with extensive function facilities and letting bedrooms. This well regarded business retains many character features and comes fully equipped with an extensive inventory of quality fixtures and fittings and the business briefly comprises:- character interconnecting open plan Main Bar and Games Room Areas with heavily beamed ceilings (60+), Restaurant and Carvery Restaurant Areas (70+), substantial Function Room with Bar and WC's (300), 11 Ensuite Letting Bedrooms, extremely well equipped Commercial Catering Kitchen with Ancillary Facilities, and a spacious Family Sized 3 Double Bedroom Owner's Apartment with generously proportioned Sitting Room, Kitchen, Office and a Private Owner's Roof Terrace Area. Externally, to the rear is a Customer Car Park for around 30 vehicles, Covered Seating Area (12) and various useful Outbuildings including a Garage.



## SITUATION

The Coaching Inn occupies a prominent position in the town of South Molton, which lies to the south western boundary of Exmoor National Park. A gateway to Exmoor, the town is a typical market town with a traditional town square and a strong local economy thanks to the various national and international companies based in the area, as well as numerous local businesses. South Molton is an ideal base in which to explore Exmoor and Dartmoor as well as the North Devon coast with its excellent sandy beaches at Saunton, Puttsborough, and Woolacombe and delightful cliff walks is also within easy driving distance. The North Devon link road (A361) gives good access to the M5 motorway at junction 27 with intercity rail connections to London Paddington from Tiverton Parkway.

## INTERNAL DETAILS

Main customer entrance doors to front from the town square and to the rear from the car park into **Coachman's Bar** a substantial character room with carpeted flooring, heavily beamed ceilings, part wood



panelled walls, feature brick fire place (disused), feature lighting, wall mounted menu boards, free standing wooden tables, chairs and upholstered bench seating comfortably for 52 customers plus adequate standing room. Open plan through into **Games Area** with wood flooring, part wood panelled walls, pool table area, darts oche area, free standing wooden tables and chairs comfortably seating 8 customers plus adequate standing room. The bar area is serviced by a substantial copper topped return **Bar Servery** fitted with associated back bar fittings, display shelving and optics with Altro flooring, two double glass fronted bottle fridges, coffee machine and an EPOS touch screen cash register. **Still Room** with tiled flooring, stainless steel sink unit, glass washer, upright fridge and ice machine. **Beer Cellar** temperature controlled on the ground floor with racked shelving and delivery door to the side. **Ladies, Gents & Disabled WC's, Restaurant Area** with wooden flooring, part wood panelled walls, feature lighting, French doors opening to the side terrace area, range of free standing wooden tables, upholstered wooden chairs and upholstered pew style benches comfortably seating 50+ customers and open plan through into **Carvery Restaurant Area** with carpeting flooring, heavily beamed ceilings, part wood panelled walls, feature brick fireplace (disused), feature lighting, mobile carvery unit, free standing wooden tables and upholstered chairs comfortably seating 20+ customers. **Function Room** a substantial purpose equipped function and meeting room which can be sub divided to form smaller rooms if required with wooden dance floor area, full disco and lighting system, carpeted flooring, part wood panel walls, separate independent entrance from the car park, or via the main inn, heavily beamed ceilings, **Ladies & Gents WC's**, curved **Bar Servery Area**, **Store Room** with demountable **Skittle Alley**. The function room is licensed for up to 300 guests. Extensive **Commercial Catering Kitchen** with Altro flooring, part stainless and part wipe clean clad walls and being equipped to a high standard with a comprehensive range of commercial catering equipment to include:- extractor system with stainless steel canopy over and gas interlock system, six burner

gas range, twin table top deep fat fryer, chest freezer, Rationale combi oven, eye level grill, warming cabinet with inset four pot bain marie and lit serving gantry over, stainless steel work benches with shelving below, three commercial microwave ovens, stainless steel racked shelving, door to rear, double upright commercial freezer, double upright commercial fridge, under counter two door commercial fridge unit, two deep bowl stainless steel sink units, stainless steel hand basin, commercial pass through dishwasher and hot water still.

**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.**



### LETTING ACCOMMODATION

The business offers 11 ensuite letting bedrooms, each furnished with remote control colour televisions, tea and coffee making facilities and hairdryers. The letting bedrooms briefly comprise: - **Bedroom 1** a spacious double/family room with aspect to front and an **Ensuite Bathroom** (this bedroom is currently used by a family member). **Bedroom 2** a family room to sleep 3 with aspect to front and an **Ensuite Bathroom**. **Bedroom 3** a double room with aspect to front and an **Ensuite Bathroom**. **Bedroom 4** a single bedroom with aspect to front and a **Shower Room**. **Bedroom 5** a double room with aspect to front and an **Ensuite Shower Room**. **Bedroom 6** a double room with aspect to front and an **Ensuite Shower Room**. **Bedroom 7** a twin room with aspect to rear and an **Ensuite Bathroom**. **Bedroom 8** a twin room with aspect to rear and an **Ensuite Bathroom**. **Laundry Room** with washing machine and tumble dryer and racked shelving storage. **Bedroom 9** a single room with aspect to rear and an **Ensuite Bathroom**. **Bedroom 10** a large single room with aspect to rear and an **Ensuite Shower Room**. **Bedroom 11** a double room with aspect to side and an **Ensuite Bathroom**.

### OWNER'S ACCOMMODATION

Situated on the first floor is the spacious and well-proportioned owner's accommodation which briefly

comprises: - **Lounge/Dining Room** a spacious open plan room with feature windows and patio doors leading to the **Private Roof Terrace Area**. **Kitchen** fitted with a range of modern base and wall mounted kitchen units with complimentary work surfaces. **Bedroom 1** a generously proportioned double bedroom with dual aspect to the rear and an **Ensuite Shower Room** with large walk in shower cubicle. **Bedroom 2** a large double room with aspect to the rear. **Bedroom 3** a large double room with aspect the rear. **Separate WC**. **Office**.



### EXTERNAL DETAILS

To the rear of the property is a **Covered Seating Area** and trade terrace with alfresco seating for around 12 customers. The inn also benefits from a **Customer Carpark** with space for around 30 vehicles. There are also a useful range of **Outbuildings** and **Store Rooms** and a **Garage**.



### THE BUSINESS

The Coaching Inn is a substantial town centre former coaching inn which has been owned by our clients for 13 years. Benefitting from a strong year round local trade and excellent levels of regular repeat custom, the business enjoys a prominent town centre trading position and the business regularly attracts visitors for both business and pleasure purposes. The popular bar and restaurant benefit from an excellent local following and the business is home to two skittle teams, a

dominos team, a chess club, and is the venue for various local groups and societies and a meeting venue for local clubs and associations as well as being the premier venue in town for parties and private functions. The Coaching Inn also boasts a popular Sunday carvery and the business has been accredited 3 Star Inn status by the AA. The Coaching Inn also benefits from a 5 Star Food Hygiene Rating.



#### **TRADING INFORMATION**

Strong turnover and profit levels are achieved and full detailed trading information can be made available to interested parties following a formal viewing appointment.

#### **OPENING HOURS**

The Coaching Inn trades from 10.00am – 3.00pm and 6.00pm – 11.00pm Monday to Saturday and 10.00am until 10.30pm on Sunday and with food being offered between mid-day and 2.00pm and 6.00pm and 9.00pm Monday to Saturday and from midday until 2.00pm and 6.00pm – 8.30pm on Sunday.



#### **CURRENT STAFFING**

The business is run by our client, assisted by two family members, together with five members of staff, plus casual members of staff as and when required.



#### **POTENTIAL**

We are advised that there is potential to develop all aspects of the trade and property still further and build on the impressive trade levels already being achieved, with particular opportunities to utilise all 11 of the letting rooms (only 10 currently being used) as well as opportunities for all day opening combined with an all-day food service, for which demand exists. There are also opportunities to develop a website for the business and to make use of online accommodation booking websites, something which is not currently done.

#### **EPC**

Requested and to be confirmed.

#### **RATING**

For up to date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website [www.voa.gov.uk](http://www.voa.gov.uk).

#### **SERVICES**

All mains services are connected to the property.

#### **PRICE & TENURE**

£750,000 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.