



Extremely well presented and well regarded Free of Tie Bar and Restaurant located in a popular Devon market town with 3 high quality Ensuite Letting Bedrooms, Main Bar Area (24+), 3 interconnecting Dining Room/Restaurant Areas (70), extremely well equipped Commercial Catering Kitchen, External Seating (30), and Private Car Park. Superior family sized Self Contained 5 Bedroom Owner's Accommodation with potential to create further letting rooms, if so desired. Refurbished to high standards throughout and offering undoubted potential to develop both the business and property still further.

**THE RAILWAY INN
 QUEEN STREET, HONITON, EAST DEVON, EX14 1HE
 FREE OF TIE LEASEHOLD: £30,000 REF: 4784**

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Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Stonesmith for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Stonesmith has any authority to make or give any representation or warranty whatever in relation to this property. The word "property" throughout shall include business and trade contents if appropriate.

THE PROPERTY

The Railway is a substantial and highly impressive character detached free of tie bar and restaurant with letting rooms. The Railway has been the subject of a substantial extension and refurbishment and consequently, the business is presented and furnished to an exceptionally high standard throughout. It currently offers 3 high quality Ensuite Letting Bedrooms, attractively furnished and spacious open plan trading areas arranged as a Main Bar Area (24+), 3 Interconnecting Dining Areas (70), exceptionally well equipped Commercial Catering Kitchen with associated Ancillary Facilities and a spacious and well presented 5 Bedroom (2 Ensuite) Self Contained Owner's Accommodation with Sitting Room, Kitchen/Breakfast Room, Bathroom and Utility Room. Externally, the property benefits from a Raised Decked Area to the front of the property (30), and a Private Car Park Area to the rear for up to 10 vehicles. The Railway is a highly regarded and exceptionally well presented town centre bar and restaurant with letting accommodation and a viewing is strongly recommended in order to fully appreciate the exceptional quality and standards inherent throughout all aspects of this business and property.



SITUATION

The Railway is situated just off Queen Street, which leads from the main retail areas of New Street and High Street in the centre of the thriving market town of Honiton. Honiton itself serves a large rural community and is particularly well known as an antique and book centre as well as having a host of national high street multiple retailers and a variety of independent shops. Honiton has excellent communication links with a mainline rail link to London and the A30 dual carriage way provides quick access to the cathedral city of Exeter (15 miles); Exeter city airport and the M5 motorway. The East Devon and Dorset coastline, designated as a world heritage site by UNESCO, is within 9 miles. The Railway is surrounded by a large residential area and is also well positioned for access to all of the facilities within this highly desirable town.



INTERNAL DETAILS

Part glazed entrance door to front into **Entrance Vestibule** with part glazed doors into **Main Bar Area** an attractive character room with slate flooring, wall mounted menu boards, part wood panelled walls, feature exposed brick fireplace with inset woodburning stove, wall mounted large screen colour television, range of free standing wooden topped tables, chairs, bar stools and substantial L shaped leather perimeter sofa comfortably seating 24 customers plus adequate standing room. Curved fronted and polished timber topped feature **Bar Servery** fitted with associated back bar fittings and display shelving with tiled flooring, two glass fronted bottle fridges, undercounter fridge, glass washer, stainless steel sink unit, Faema commercial coffee machine, coffee grinder, and EPOS touch screen cash register. **Disabled WC**. Open plan from the main bar area into **Dining Area 1** with carpeted flooring, part wood panelled walls, feature exposed brickwork, open theatre style serving hatch from the kitchen, free standing wooden topped tables and chairs comfortably seating 16 customers. Open plan into **Dining Area 2** a continuation in style and theme, with carpeted flooring, wall mounted menu boards, part wood panelled walls, range of free standing wooden topped tables and chairs comfortably seating 24. Open plan into **Dining Area 3/Restaurant** with solid oak flooring, part wood panelled walls, free standing wooden topped tables, chairs and leather perimeter seating comfortably for 30 customers with French doors to the rear. **Ladies and Gents WC's**. **Commercial Catering Kitchen** with Altro flooring, part stainless steel and part wipe clean clad walls, fully equipped to an exceptionally high standard with a comprehensive range of commercial catering equipment to include:- extractor system with stainless steel canopy over and gas interlock, 6 burner gas range, commercial pizza oven, flat topped griddle, 2 drawer under counter commercial fridge unit, single floor standing deep fat fryer, single table top deep fat fryer, grill, warming cabinet, lit serving gantry, two x 3 door under counter commercial fridge units, saladette, under counter freezer, 2 door undercounter commercial fridge, 3 door undercounter commercial fridge with

saladette over, electric oven, wall shelving, commercial microwave oven, racked shelving units and door to rear. **Wash Up Area** with Altro flooring, part stainless steel and part wipe clean clad walls, 2 deep bowl stainless steel sink units, pass through commercial dishwasher with tray slide and stainless steel hand basin. **Basement** with **Beer Cellar** being temperature controlled, and separate bottle store.

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 Railway Inn offers 3 individually designed high quality ensuite letting bedrooms which benefit from having an independent access to the rear of the property. The high quality rooms are presented and equipped to an exceptionally high standard with remote control flat screen TV's, tea and coffee making facilities with coffee machines, alarm clock radios, hair dryers and Wi-Fi. The bedrooms are well proportioned and briefly comprise: - **Bedroom 1** a spacious twin/double room with zip and link beds and an **Ensuite Bathroom** with shower over bath. **Bedroom 2** a spacious twin/double bedroom with zip and link beds and an **Ensuite Shower Room**. **Bedroom 3** a good sized double bedroom with **Ensuite Shower Room**. Please note that the property has been designed so that the two ensuite bedrooms within the owner's accommodation can be easily utilised as additional letting rooms, if so desired.

OWNER'S ACCOMMODATION

Situated on the first floor is the spacious and well appointed owner's apartment which is completely self-contained and accessed through its own private entrance door to the rear. The impressive and flexible family sized owner's apartment briefly comprises: - **Sitting Room** with aspect to the front, **Kitchen/Breakfast Room** fitted with a range of wall and base mounted kitchen units with complimentary work surfaces and built in hob and oven. Separate **Utility Room**. **Bedroom 1** good sized double bedroom

with aspect to the rear and an **Ensuite Bathroom** with shower over bath. **Bedroom 2** a generous double bedroom with aspect to the front and **Ensuite Shower Room**. **Bedroom 3** a single room with aspect to the front. **Bedroom 4** a double bedroom on the second floor with aspect to side. **Bedroom 5** a double bedroom on the second floor with aspect to the side. **Family Bathroom**. Two of the bedrooms have been configured to be easily separated to create 2 ensuite letting rooms. This would still leave a self-contained 3 bedroom owner's apartment.

EXTERNAL DETAILS

Raised enclosed **Decked Seating Area** to the front of the property with wooden bench seating for 30 customers. To the rear of the property is a gravelled **Private Car Park Area** with space for up to 10 vehicles. Separate stand-alone **Preparation Room/Catering Unit** being fully equipped to a high standard with Altro flooring, part tiled and part lined walls, spare commercial catering equipment including a chargrill and a flat top griddle. With stainless steel sink unit, turbo fan oven, commercial mixer, extensive shelving, commercial upright freezer, 2 double fronted commercial fridges. **Covered Bin Store Area**.



THE BUSINESS

The Railway Inn is presented to an extremely high standard throughout and trades as a quality bar and restaurant with letting rooms located in a residential area close to the town centre of this popular East Devon market town. With modern contemporary décor enhancing the character of the property, the Railway Inn is a successful and well-regarded business. With an excellent reputation, the business benefits from a strong regular, year-round following, not only from the town, but also from the surrounding villages and towns. The high quality letting rooms also provide a steady year round income and help boost the turnover throughout the year. The business benefits from impressive levels of repeat custom and the trade is predominantly food led. The business is well regarded for its welcoming feel and atmosphere and its Italian

influenced menu. The business has its own websites www.therailwayhoniton.co.uk for the restaurant and bar and a separate website www.bridgehousehoniton.uk for the letting bedrooms. Our clients also utilise various online accommodation booking platforms and the business benefits from numerous excellent reviews on Trip Advisor. The Railway has also been awarded a 5 Star Food Hygiene rating. In recent years, the business and property have been the subject of fastidious upgrade, improvement and a substantial extension, to an extremely high standard and leaving almost no stone left unturned. This impressive property offers tremendous potential to develop all aspects of the trade still further and the sale of The Railway Inn represents an opportunity to purchase a well regarded free of tie bar and restaurant with high quality letting accommodation and family sized owner's accommodation in a sought after East Devon location. A formal viewing is essential in order to appreciate all that this high quality business and property has to offer.



TRADING INFORMATION

Full detailed trading information can be made available to interested parties following a formal viewing appointment.

OPENING HOURS

The Railway Inn trades from midday until 2.30pm Friday and Saturday and from 5pm until 10.30pm Monday until Saturday. The business is closed on Sundays and on Monday to Thursday at lunch times.

CURRENT STAFFING

The business is run by a husband and wife team with the assistance of 2 full time and up to 6 part time/casual members of staff.

POTENTIAL

Our clients advise that there is potential to develop all aspects of the business and property still further and for future growth in trade levels, particularly by focussed hands on owner operators maximising all the available income streams. There are opportunities to increase the

current trading hours and to even introduce all day opening as well as to reconfigure the owner's accommodation to provide 2 additional letting bedrooms, if so desired. Historically, the business has achieved a turnover in excess of £400,000 excluding VAT.

EPC

C-69

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.

SERVICES

All mains services are connected to the property.

PRICE & TENURE

£30,000 for the valuable **Free of Tie Leasehold** interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation.

We are advised that The Railway is held on a 15 year, Fully Repairing & Insuring, Free of Tie lease effective from 2018 with the benefit of security of tenure. Current passing rent £38,000, fixed until 2024 and then subject to rent reviews every 3 years. Full details 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. 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.

