



**EXMOOR TEA ROOM WITHIN POPULAR  
DESTINATION OVERLOOKING BARLE VALLEY**

**KNOWN AS**

**EGAN'S AT BOEVEYS TEAROOM,  
SIMONSBATH, SOMERSET, TA24 7SH**

For Sale / To Let By Private Treaty Subject to Contract

- *Refurbished tea room premises offering covers for 34 inside and 12 outside with scope for more in garden*
- *Recent works including new boiler, electrics, oak flooring, kitchen equipment, tea room servery and triple bi-fold doors*
- *Car park, front and rear patios as well as rear garden area*
  - *Well visited Exmoor destination for locals, tourists and walkers alike*
- *Currently operating 10am-5pm 5 days per week, Mar-Oct, husband and wife partnership*

**PRICE:** Offers are invited in the region of **£239,950 Freehold** to include trade fixtures, fittings and equipment, goodwill of the business plus SAV

**RENTAL:** £12,000 per annum, business by negotiation if desired

#### **LOCATION AND SITUATION**

Situated in the small hamlet of Simonsbath it is a well-known and visited Exmoor location with the River Barle and foot path running through it. Many Exmoor walks start or finish at Simonsbath with routes to and from Woody Bay and the Valley of Rocks. Situated on the B3223 the twin villages of Lynton and Lynmouth are 7 miles to the north, Barnstaple 18 miles west and Minehead 18 miles east.

#### **THE PROPERTY AND CONSTRUCTION**

The property is of single storey construction with a pitched slate roof and stonework elevations. During the past 18 months the property has undergone considerable refurbishment with works including new electrics, boiler, oak flooring, lighting, bespoke balustrading, fire and intruder alarm, coffee machine, kitchen equipment, counter servery as well as 3 set of bespoke German manufactured and

fitted bifold doors. Inside the property provides covers for 34 and once the bifold doors are retracted almost the entire frontage becomes open. There are additional covers for 12 with patio areas to the front and rear with further garden space suitable for additional covers. Further accommodation includes the commercial kitchen, situated to the rear of the counter servery, as well as ladies toilets gents toilets and storeroom, which have planning permission to be reconfigured and refurbished. To the front of the premises is a private car parking area for the property offering approximately 12 / 14 spaces.

#### **THE PROPOSAL**

Our clients are inviting offers for the Freehold interest, likewise rental proposals will be considered, with either option available with or without the existing business and trade inventory (by negotiation).

## **THE BUSINESS**

Having been closed during 2020 and 2021 the property has been long established as a tea room destination and was extensively refurbished by our clients during this period and reopened in March 2022. Our clients choose to operate the business with no staff, 5 days per week, 10am – 5pm, March to October. Takings tend to range from quieter weeks at £800 to busier weeks at £1,500. Traditional tea room fayre is offered such as cream tea, afternoon tea, cakes, hot and cold drinks with light lunches and specials also offered. The business is for sale due to our client's pending retirement.

## **THE STOCK**

Any current stock to be purchased at valuation upon completion, if desired.

## **LICENCE**

The property is sold with the benefit of a Premises Licence.

## **THE INVENTORY**

The property is sold with an inventory of trade fixtures, fittings and equipment if desired by negotiation.

## **ENERGY PERFORMANCE CERTIFICATE**

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

## **THE ACCOMMODATION**

*(comprises)*

### **GROUND FLOOR**

#### **TEA ROOM**

45'6 x 16'3 (13.85m x 4.95m) Oak flooring, triple bi-fold doors, downlighters, bespoke handmade

balustrading, radiator heating, servery with refrigerated chiller, twin coffee machine, coffee grinder, ice machine, Lincat water heater, triple drinks chiller, ice cream freezer (free loan), table and chair seating providing covers for 34

#### **KITCHEN**

Tiled floor, plastic clad walls, extractor system, Blue Seal oven, single deep fat fryer, Kitchen Aid mixer, dishwasher, double chiller, microwave, stainless steel single drainer sink, stainless steel wash hand basin

#### **LADIES TOILET**

Low w.c, wash hand basin, radiator heating, tiled floor and walls

#### **GENTS TOILET**

Low level w.c, wash hand basin, urinal, tiled wall floor and walls

#### **STORE**

Freezer, boiler and loft access

#### **AGENTS NOTE**

There is planning permission to refurbish and reconfigure the ladies toilet, gents toilet and store.

#### **OUTSIDE**

To the front of the property is a hard standing car park for approximately 12 / 14 vehicles. There are two patio areas providing further covers, first on the veranda to the property of the property and secondly to the rear of the property which then leads to further lawned garden space suitable again for additional covers.





**IMPORTANT NOTICE**

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of JD Commercial has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of JD Commercial, nor into any contract on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

**PROPERTY MISDESCRIPTIONS ACT 1993**

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

**VIEWING**

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW  
 TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

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