

Freehold: £350,000



CHRISTIE & CO

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RICS[®]

TRADING INFORMATION

Year End	2026	2025
Turnover	£309,572	£279,751
Gross Profit	£202,870	£181,124
Adjsted Net Profit	£57,429	£48,741

TRADING HOURS

Monday: 12:00 - 01:00
Tuesday: 12:00 - 01:00
Wednesday: 12:00 - 01:00
Thursday: 12:00 - 01:00
Friday: 12:00 - 01:20
Saturday: 12:00 - 02:00
Sunday: 12:00 - 01:00

The licence also allows for an extra hour on the Friday - Monday of the May, Spring & August bank holidays as well as an extra hour on the Thursday - Monday of the Easter bank holiday and every Christmas eve, Boxing day, St Patricks day, St Georges day, St Davids day, Valentines day, Trafalgar day, Halloween and Bonfire night.

FIXTURES & FITTINGS

All fixtures and fittings are owned outright and are included in the sale price, except a few personal items which will be retained by the owner.

TENURE

The property is being sold Freehold.

BUSINESS RATES

The current rateable value is £30,000.



KEY HIGHLIGHTS

- Turnover £309,572 y/e July 2026
- Adjusted Net Profit y/e July 2026 £57,429
- GIA: 1,275 ft
- Licence Capacity: 300
- 100% Wet Sales
- Energy Rating B



LOCATION

Tavistock is a charming market town in West Devon, nestled along the River Tavy. Known for its rich history and picturesque architecture, Tavistock boasts a population of around 13,000 as of the 2011 Census. The town is celebrated for its historic buildings and is home to Mount Kelly College, a prestigious independent school. Tavistock's unique blend of heritage and community spirit makes it a highly regarded destination in the region.

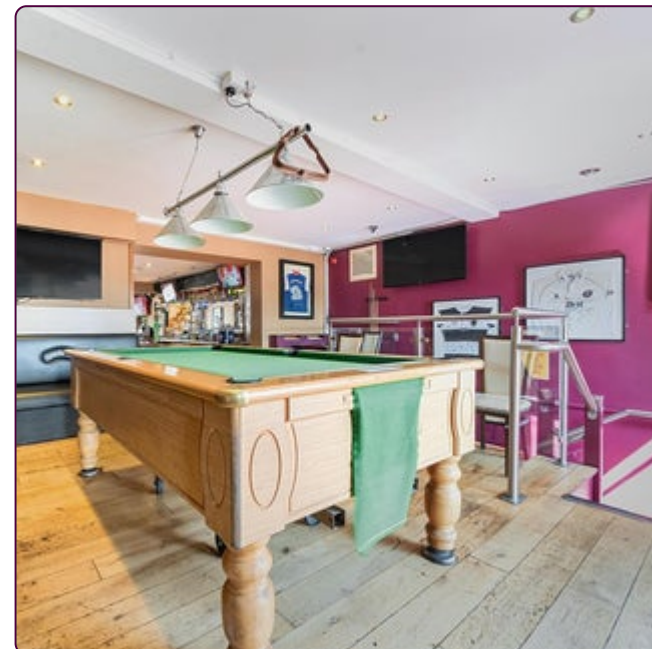
DESCRIPTION

Jack Chams, looking to be sold for the first time in over 20 years, is located in the upper section of West Street, the main commercial street in Tavistock. The premises covers four floors, with the primary activities taking place on the ground and lower ground floors, and additional accommodation on the first and second floors. The property is in reasonable condition and features two external terraces, a trade garden, and an outside store.

INTERNAL DETAILS

Entering through the front entrance you will see the main bar area, with bar servery, tables, chairs and TV screens, this area leads to the back bar where there is a pool table, further seating and screens and access to the garden and the downstairs bar/nightclub. This area has slate flooring, a bar servery, DJ booth with sound system and lighting. Also on this floor is the cellar, bottle store, customer toilets and access to the lower garden level.

Floors two and three have a store room, kitchen, office/lounge and toilet, all staff areas can be used for other uses, depending on the new owners preference.

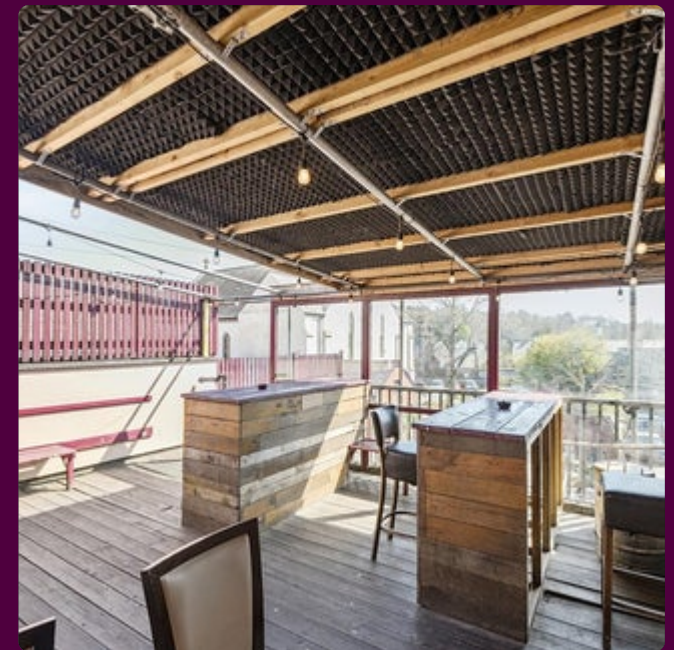


EXTERNAL DETAILS

There are two raised decking areas as well as an external garden. Total capacity is circa 75 with a bar servery on the top area that is under cover. There is also an outside store.

THE OPPORTUNITY

We believe there is an opportunity for hands on owners to grow the trade by offering a food service to go with the live sport on show.





West Street, Tavistock, PL19

Approximate Area = 2564 sq ft / 238.2 sq m

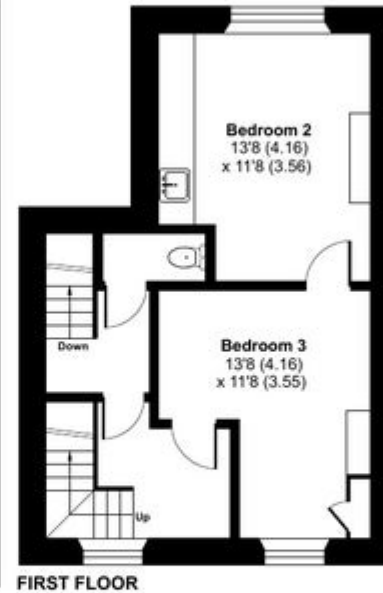
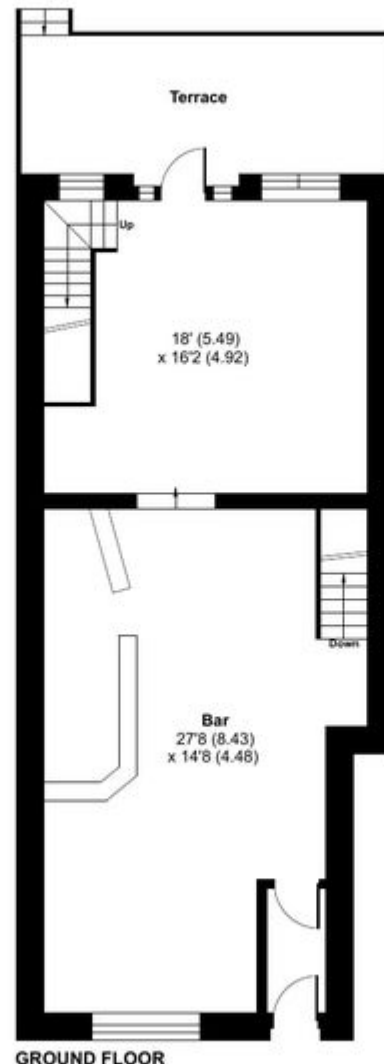
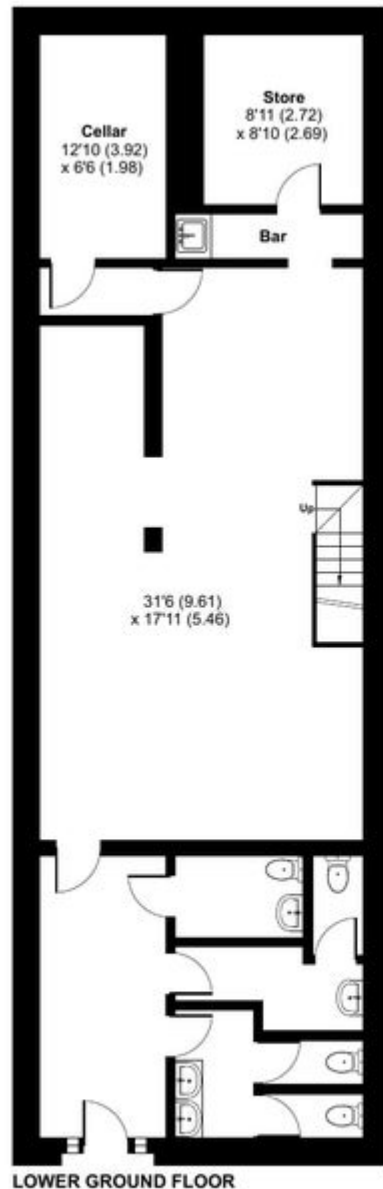
Limited Use Area(s) = 20 sq ft / 1.8 sq m

Total = 2584 sq ft / 240 sq m

For identification only - Not to scale



Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Christie Owen & Davies Plc. REF: 1275969



DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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INSURANCE

Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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