



Jack Cham's

17 West Street
Tavistock
PL19 8AN

Freehold: £350,000

Ref: 3451562

TRADING INFORMATION

Year End	2025	2024
Turnover	£279,751	£309,657
Gross Profit	£181,124	£197,511
Profit before Taxation	£19,558	£22,144
Adjusted Net Profit	£48,741	£77,162

TRADING HOURS

Monday: 10:00 - 01:00
Tuesday: 10:00 - 01:00
Wednesday: 10:00 - 01:00
Thursday: 10:00 - 01:00
Friday: 10:00 - 01:20
Saturday: 10:00 - 02:00
Sunday: 10:00 - 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 £24,400.



KEY HIGHLIGHTS

- Turnover £279,751 y/e July 2025
- Adjusted Net Profit y/e July 2025 £48,741
- 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.

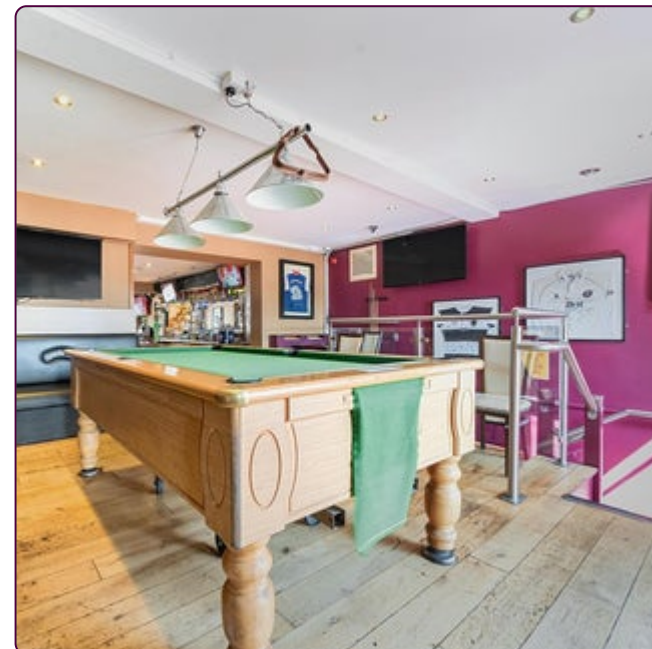
DESCRIPTION

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.

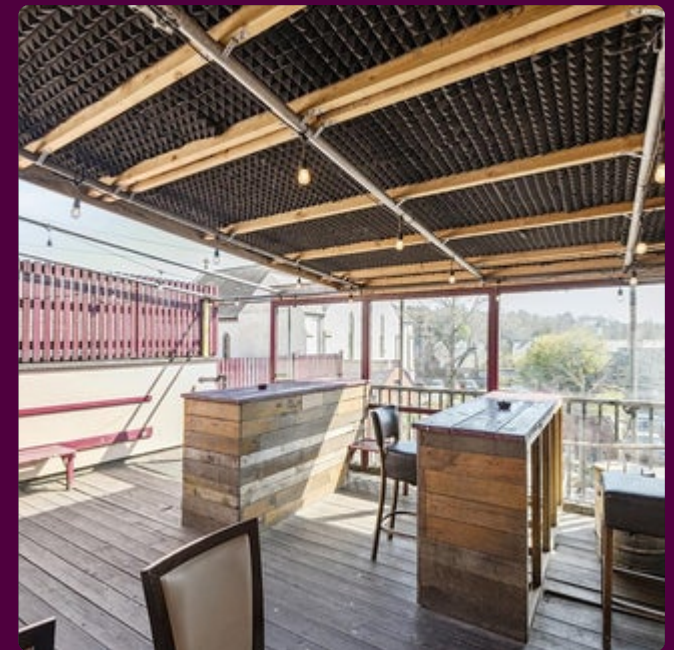


EXTERNAL DETAILS

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

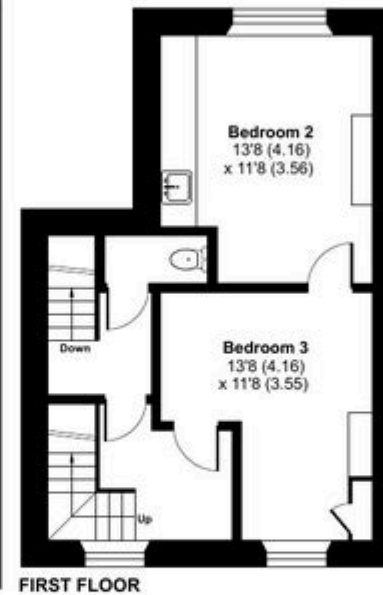
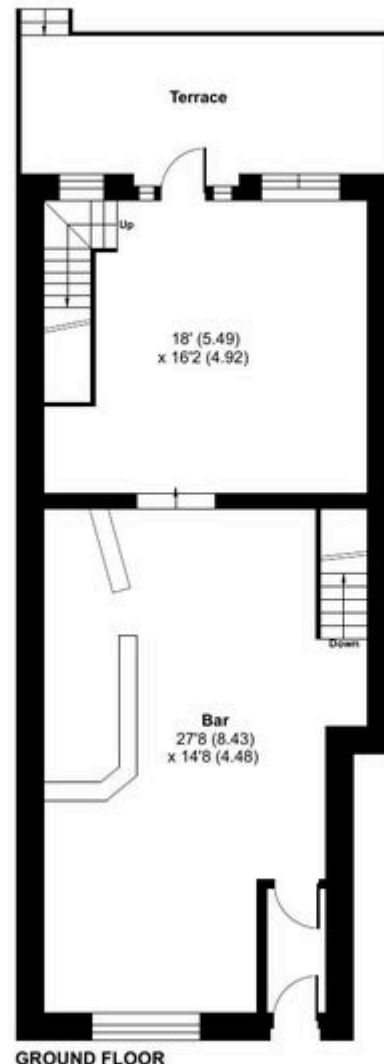
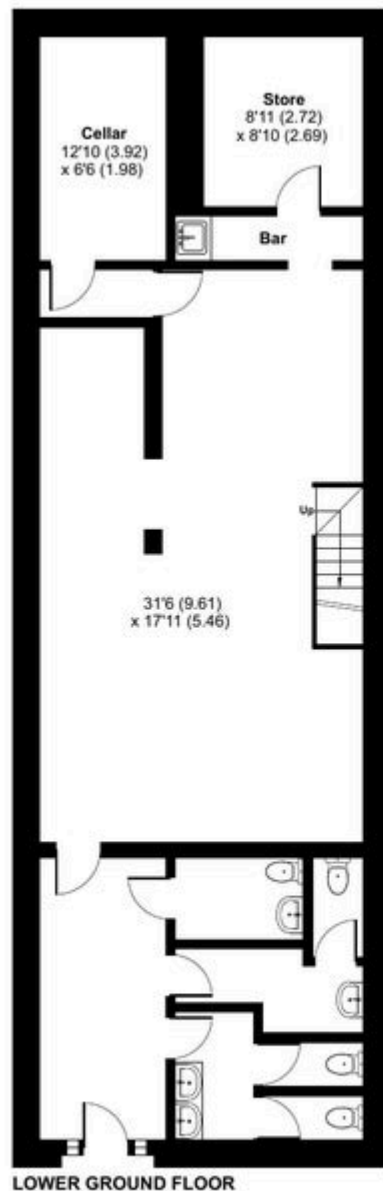
Limited Use Area(s) = 20 sq ft / 1.8 sq m

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



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FINANCE

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CONTACT

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CONTACT

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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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