

THE SHIP INN

NOSS MAYO | SOUTH DEVON | PL8 1EW



THE SHIP INN

HIGHLIGHTS

- Premier South Hams waterside Freehouse
- First time available since 2007
- Excellent well-established trade
- Stunning indoor and outdoor trading areas
- Consistent net sales of circa £2m per annum

GUIDE PRICE £3,700,000

THE SHIP INN



One of the most prestigious locations in Devon...

Acquired by our vendor clients in 2007 The Ship Inn is of a quality that rarely becomes available. It enjoys quite easily one of the most prestigious locations of any freehouse in the South Hams sitting directly on the waterside, with water access and private moorings, in a highly exclusive residential location.

The vendors have operated the business as a family but have now decided to sell in order to pursue their retirement plans.

LOCATION

Noss Mayo is an exclusive village in the parish of Newton and Noss in the South Hams district of South West Devon, approximately six miles south east of Plymouth. It lies about one mile inland on the southern bank of Newton Creek, an arm of the estuary of the river Yealm.

On the opposite, northern bank of the creek is Newton Ferrers, a slightly larger settlement, the entire area is very affluent with high house prices and is popular with tourists due to the convenience of the location, stunning scenery and waterside location.

THE SHIP INN

A traditional yet modern inn ...



THE PROPERTY

The Ship Inn has been at the heart of Noss Mayo for as long as can be remembered. The property sits at the waters edge allowing its patrons to arrive by water, foot or road. The vendors have carried out extensive renovations during their tenure and the property is presented in excellent order throughout.

A traditional yet modern inn, characterful interior trading areas lead to an unrivalled waterside trading area. In the main the building is constructed of rendered colour washed elevations to a series of pitched slate roofs. The property is not listed.

TRADING AREAS

The building is approached via the outdoor trading area, this is a combination of tarmacadam surface and paving with local stone. This substantial area is tastefully divided by rows of olive trees which makes for an intimate environment. Outside over 200 covers can be catered for with room for many more standing.

At one end of the trade patio is The Glasshouse, a beautiful contemporary drinking and dining area on the very edge of the water. An ideal venue for a private party for up to 20. This area has very recently been developed and is a considerable addition to the business.

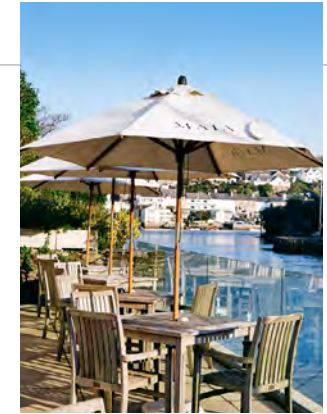
Our clients have recently added an outside kiosk which serves pizza, ice cream and a variety of soft drinks throughout the day. This has only been operating a few months and is already proving to be a considerable addition to the business.

The ground floor of the main building is focused on the main bar servery which is a focal point, the interior of the property has a traditional feel with exposed timbers and numerous character features not to mention the substantial collection of nautical memorabilia that adorns the walls. The trading spaces are naturally divided by the flow of the building and can accommodate up to 60 covers at ground floor (82 inclusive of the glasshouse).

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Ladies & Gentlemen's customer toilets.

On the first floor there are three further dining rooms with sea views: the bridge, with 32 covers, the galley, with 20 covers, and the library, with 40 covers. Both lead on to the terrace, with another 24 covers and estuary views.

PRIVATE ACCOMMODATION

Currently arranged as a self contained two bedroom flat with lounge, kitchen and family bathroom. There are three further bedrooms; two doubles and a single which share a bathroom and are currently used by staff. A large office with estuary views.

Subject to planning permission this area of the building could be re configured to provide up to 6 letting suites or a very substantial family home.

SERVICE AREAS

Commercial catering kitchen at first floor.

BUSINESS

Our clients have developed a significant business over there 16 years at the Ship, the business evolved into a consistently profitable entity with a dependable turnover. The brief details of which are:

	2020	2021	2022	2023 (draft)
Income	£1,393,521	£1,042,771	£2,034,961	£1,765,002
Gross Profit %	37%	40%	52%	40%
Net Profit	£195,223	£355,910	£725,570	£381,991
EBITDA	£271,215	£417,766	£819,994	£495,114

WEBSITE

www.nossmayo.com

Further detailed accounting information, with appropriate commentary, is available upon request in the data pack.

To receive a data pack interested parties will be required to sign an NDA. The data pack will only be released with the vendors consent.



SERVICES

Mains: Gas, electricity, water and drainage.

There is car parking for three vehicles on site and the property is immediately adjacent to Noss Mayo tidal car park.

LICENSE

A full premises license is held, a copy of which is available in the data pack.



THE SHIP INN

EPC

EPC Rating: A

PRICE

£3,700,000 is sought for the freehold property complete with goodwill and trade contents (subject to inventory) but excluding personal items. Stock at valuation in addition.

FINANCE

Colliers is able to assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

TO VIEW

All appointments to view **MUST** be made through the vendors' agents who are acting with sole selling rights.

IDENTITY CHECKS

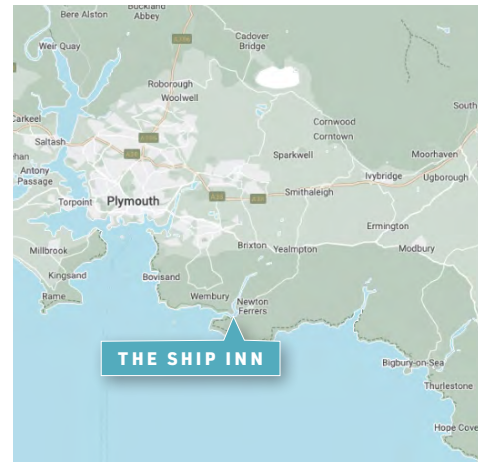
In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification

documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

DIRECTIONS

What Three Words: glory.pleasing.seabirds

6.9 miles from the A38 Devon Expressway on the B3186 at the heart of Noss Mayo.



THE SHIP INN



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