



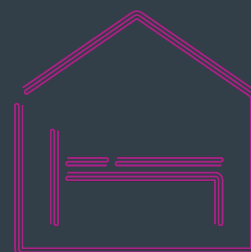
## Potters Mooring

Ref: 3246733

30 The Green, Shaldon, Devon, TQ14 0DN

Freehold: £995,000

- Six en suite letting bedrooms
- Stunning coastal village
- Owner's bedroom & lounge
- Breakfast room and separate kitchen
- Off street parking and rear courtyard garden
- Turnover c.£215k. Energy Rating C



Potters Mooring is a beautiful semi-detached property, believed to date in part back to the early Victorian era. The property has been meticulously maintained by the present owners and consequently it is presented in excellent order throughout.

The present owners have owned the business since 2006 and are now reluctantly selling only due to retirement. The guest house enjoys an excellent reputation having been consistently awarded a 4\* AA Guest Accommodation rating and five star rating on TripAdvisor. The business is highly profitable and comes with tantalising number of future reservations, making this exciting opportunity a truly turn key operation for a new owner.



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### Owner's Accommodation

The owner's occupy a double en suite bedroom and have their own private lounge on the ground floor.

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### External Details

To the front of the property is a paved car park with space for approximately eight vehicles. To the rear of the property is a paved courtyard garden.

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### Letting Accommodation

The guest house includes six en suite letting bedrooms, comprising five double bedrooms and one family bedroom.

In addition our clients rent a two bedroom cottage, known as Smugglers Cottage, which is situated to the rear to Potters Mooring. The cottage is currently included in the letting inventory and generates a healthy additional income for the business. Buyers of Potters Mooring have the option to take on this lease or to terminate the letting agreement.

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### Location

Situated on the South Devon coast across the Teign Estuary and opposite the town of Teignmouth, Shaldon is an idyllic unspoilt fishing village of quaint thatched cottages, period houses and narrow winding streets. The village is popular with tourists and visitors, many of whom visit for the plethora of dining options, with the village boasting nine pubs and restaurants. The village also sits alongside Ness Cove Beach, a beautiful sandy beach which has recently achieved the "Gold Standard" award in the latest edition of the Good Beach Guide. Potters Mooring Guest House is located in a pretty position in the centre of the village, with the village bowling green to the front of the property and views of the Teign Estuary to the rear.

Shaldon is easily accessible via the A380 dual carriageway, with the town of Newton Abbot just a short five mile drive away. The city of Exeter and Exeter international airport are just 17 miles to the North.

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### Internal Details

- Airy entrance hallway leading to;
- Wood panelled dining room with seating for 14
- Private owners lounge with wood flooring and log burner
- Semi commercial kitchen with breakfast bar
- Downstairs WC







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### Trading Information

Accounts for the year ending August 2022 show a net turnover of £215,920.

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### Staff

The business employs one full time and three part time members of staff.

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### Business Rates

Please note that our clients benefit from 100% small business rates relief. Rateable value with effect from April 2023 £3,900.

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### Fixtures & Fittings

Trade fixtures and fittings are included with the sale.







## Customer Due Diligence Checks

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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Bristol



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