

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**For Sale – Excess £550,000**

The Clifford Arms, 34 Fore Street, Shaldon, TQ14 0DE

3,735 Sq Ft  
(347 Sq M)

## Summary

- Attractive Bar & Restaurant
- Open Plan Trade Area (78 covers)
- Front & Rear Beer Garden
- Two Bedroom Self Contained Flat
- Parking Space

### Location:

Shaldon is situated on the South banks of the Teign Estuary and is a very well-regarded village with an active community and popular year-round destination with locals and tourists alike. The Clifford Arms is situated within the conservation area on Fore Street, leading into the village centre and the estuary beach.

### Description:

A Georgian style terraced property with the accommodation over the basement, lower ground, ground and first floors. Subject to considerable Improvement by our clients, the trade areas provide for 78 Internal covers, with additional outside seating areas to both front and rear. In addition, there is a self-contained two-bedroom flat and useful parking space.

### Accommodation:

Central entrance leading to open plan public bar and dining room (8.6m x 4.4m plus 4.1m x 3.4m) which provides space for 50 covers. Part stripped wooden flooring, wooden bar servery, feature fireplace with exposed stone surround. Door to side lobby and upper floor with storage under.

Ladies and gents' toilets. Open stair to lower ground floor with dining area for a further 28 covers. Kitchen (5.4m x 3.9m) with full commercial catering kitchen and extraction (not tested). Wall mounted gas boiler. From the dining area steps lead down to the basement which provides for useful storage space (limited head height) as follows: Walkway access to store (2.8m x 3.8m) with hot water cylinder, store (2.2m x 1.2m) with shelving, open store and enclosed area used as office (3.9m x 3.7m overall), main store (8.1m x 3.8m) with delivery door to front. Beer cellar (3.8m x 3.7m).

### Owner's Accommodation:

At first floor with internal access and independent access from the rear beer garden. Kitchen (3.9m x 3.8m) with fitted units, windows to rear plus Velux. Inner hall with storage cupboard (separate gas fired boiler) and doors off to: Lounge (5.5m x 4.1m) having windows to front and door to bedroom (4m x 3.5m) with window to front and fitted bedroom furniture. Bedroom (4m x 3.4m) window to rear plus eye level window. Bathroom.

### External Area:

Patio garden to front offering café style seating area. Enclosed decked beer garden to rear with space for further seating and rear access gate. Overall, there is space for 50 external covers. Single parking space.

### Services:

We understand that mains electricity (three phase), gas, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries. Heating by way of central heating.

### EPC / MEES:

Energy Rating - D (77)

### Business rates:

The rateable value effective 1st April 2023 is listed at £7,000 on the Valuation Office website. Council tax band B.

### Background:

Our clients bought the property in 2017 as a traditional pub and refurbished to create a daytime café with evening lounge bar. The business closed in 2019.

### Opportunity:

The venue is presented in very good condition with a full trade inventory and can be made ready to trade quickly. The location provides for a local customer base and is popular with visitors year-round who come to the village to enjoy the estuary beach, the Ness and the selection of local shops. Experienced operators will quickly recognise the honeypot location in which to create their own trading style.

### Pricing:

- Freehold offers in excess of £550,000
- Price includes the trade Inventory

### Process:

Applicants are invited to submit their proposal with proof of funding an expected timescale to complete a purchase. All proposals are taken as a best and final position.

It should be noted that our client is under no obligation to accept the highest offer or indeed any offer submitted.

### Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

### VAT:

All the above prices/rentals are quoted exclusive of VAT, where applicable.

### Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

## CONTACT THE AGENTS

Mike Easton

Head of Hotels & Hospitality

Tel: **07527 388045**

Email: [measton@vickeryholman.com](mailto:measton@vickeryholman.com)



### Exeter Office

Balliol House, Southernhay Gardens,  
Exeter, Devon, EX1 1NP





Trade Floor (for guidance only)

