

For Sale (may lease)

The Clifford Arms, 34 Fore Street, Shaldon,
Teignmouth, Devon, 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)

Planning:

Interested parties should make their own enquiries to the local planning authority Teignbridge District Council <https://www.teignbridge.gov.uk/>.

Business rates:

The rateable value effective 1st April 2019 is listed at £16,250 on the valuation office website. Council Tax band B. Interested parties are advised to make their own enquiries in relation to current rates payable.

Background:

Our clients took over ownership in 2017 and transferred their exist coffee and café business within the village to the venue to create a daytime café offer and evening lounge bar which became known for good food, a relaxed environment and live music. We are advised that during their first year of trading, sales of just over £230,000 were achieved, which included 4 months in their original, smaller, venue; and for year 2, sales were on target for £290,000. We are further advised that the prior owners, who had a more traditional pub offer, showed revenue of between £250-300,000 net sales.

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 considerable 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. The property may also suit conversion to a single residential dwelling (subject to planning and compliance with the Teignbridge local plan.

Pricing:

- Freehold offers in excess of £700,000
- Leasehold premium offer guide £65,000 with a guide rent of £36,000 per annum
- Pricing Includes the trade Inventory

Process:

Applicants are invited to submit their proposal with proof of funding. 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.





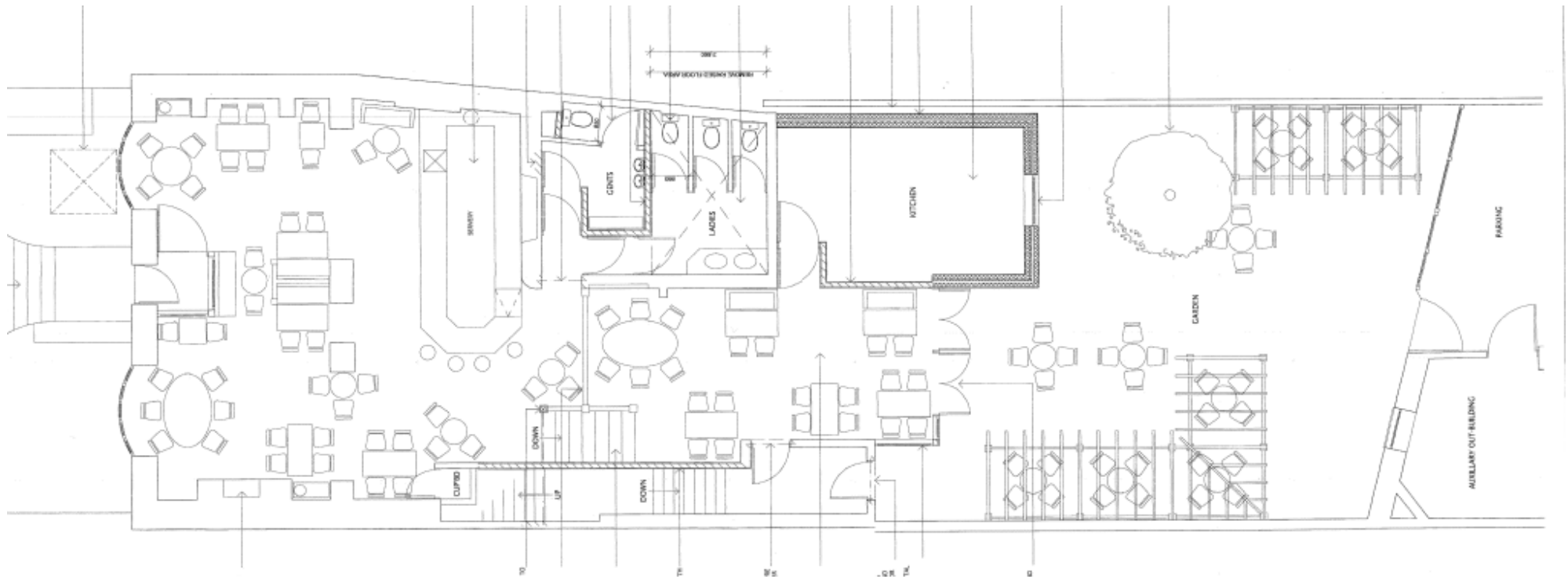


CONTACT THE AGENT

Mike Easton
Head of Hotels & Hospitality

Tel: **07527 388045**

Email: **measton@vickeryholman.com**



Trade Floor (for guidance only)