



The Salty Monk







The Salty Monk Church Street

Sidford, Sidmouth, , EX10 9QP

Sidmouth Sea Front 1.9 miles, Exeter 14.4 miles, Lyme Regis 14 miles

Successful prominent business property with future opportunities on a large plot. EPC Band B,

- Edge of Sidmouth
- Parking for 20 cars
- Well presented character
- Freehold
- Option to purchase trade contents
- Accessible location
- Successful business
- In all 0.44 acres (0.18 ha)
- Council Tax Band A. Business Rates

Guide Price £875,000

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SITUATION

Positioned on the A3052 on the edge of Sidford, just outside of the Regency town of Sidmouth, the property is conveniently set located close to the cycle path, where there is easy access into the town via The Byes.

Sidmouth, located along the stunning Jurassic Coastline in East Devon, is famed for its range of historic buildings, wide promenade and clean beaches. With a lively local community, the town supports a wide range of facilities including independent shops, banks, theatre, cinema and sports centre with swimming pool.

INTRODUCTION

Owned and operated by the sellers for 24 years, the Salty Monk is now available only due to the vendors' decision to retire. They have won numerous accolades for the quality of their hospitality and cuisine. The property is configured to allow some flexibility. The building has held 5 AA gold stars throughout its tenure, placing it in the top 10% of guest providers, and was awarded Best Bed & Breakfast in England by Visit England.

The property would suit those wishing to run an upmarket B&B, a restaurant with rooms, a tearoom with a B&B, or as a large family home with an income and workbase.

DESCRIPTION

Believed to be of 16th-century origin, the building is not listed and sits in a plot of approximately 0.441 acres. The property boasts delightful lawned gardens, a trade patio, and gravelled car parking for 20 cars. Constructed mainly of rendered colour-washed elevations to a series of pitched slate roofs, the interiors are briefly described as follows:

TRADING AREAS

Reception hallway leads into the main restaurant, itself divided into multiple areas which can accommodate a total of 40 covers. The interiors blend contemporary touches with the traditional character of the building. The ground floor could be re-configured to provide additional letting bedrooms subject to the necessary consents.

SERVICES AREAS

A well-equipped commercial catering kitchen with separate prep and wash up areas, as well as extensive cold and dry stores. Laundry and rear storage areas/sheds in a walled yard.

LETTING BEDROOMS

Wisteria Suite

King-size bed. The bathroom has a walk-in digital power shower with mood lighting and rain head. Ground floor room with views of garden and its own access to the outside.

Lavender Suite

Super-King size bed or Twin. First floor room with a large freestanding feature bath that is an integral part of the bedroom and a steam/shower pod with a separate toilet, mood lighting

Iris Suite

King-size bed First floor room with small separate lounge and a bathroom with a corner spa bath and large hydro massage shower

Heather Junior Suite

King-size bed or twin, sitting area within the room and a small courtyard decking area outside leading to main patio. Bathroom has a spa bath.

Rose

King bed. The bathroom has a walk-in hydro massage shower in glass walled bathroom, mood lighting & digital shower with rain head. Ground floor room with views and private access to the garden.





Magnolia

King-size bed on the first floor the bathroom has a contemporary bath with hydro massage and rain head shower.

Bluebell

Ground floor twin room next door to Rose double so can be used as a family suite of two rooms. Ground floor room with views and private access to the garden. The bathroom has a bath with power shower over the bath

PRIVATE ACCOMMODATION

Formerly the vendors lived off site but are now occupying a stunning wooden studio with eco roof situated within the grounds of the property. A substantial property in its own right that was formerly used as a yoga Studio, Gym, with its own Bathroom with walk in Power shower and Treatment room used for massage therapy & beauty treatments. This building also includes two well disguised garages as well as a storeroom/office, electric and internet installed.

PARKING & GROUNDS

There is a parking area for up to 20 cars, with 1 electric car charging point.

Extending to 0.44 acres (0.18 ha) in total the grounds are very gently sloping with numerous useful timber outbuildings/garaging, wonderfully landscaped south facing gardens, plus a rear entrance to a small courtyard giving easy access into the kitchen/stores. Please note some of the grounds are in a flood risk area. Since environmental agency upgrades this risk has been alleviated, details on request.

BUSINESS

Our clients trading profit and loss accounts to the year ended 31st March 2022 show total net sales of C. £300k were achieved and a net profits of C.£162k was achieved. 2023 sales dropped to £181k with net profits of £77k due to extended holidays and part-time opening. The restaurant is currently opening under limited hours and run as a lifestyle choice business. The fixtures and fittings are available.

LICENSE

We are informed a residential and restaurant premises license is held by the current owner.

PRICE

Sale of the freehold property. The goodwill and trade contents (furnishings, crockery catering equipment etc are available by separate negotiation (excluding personal items). Stock at valuation in addition.

SERVICES

CCTV and a full fire alarm system installed and professionally maintained. There is fibre broadband to the BT box just 20 metres from the property, superfast available (Ofcom). Mobile coverage available with EE, O2, Three and Vodafone (Ofcom).

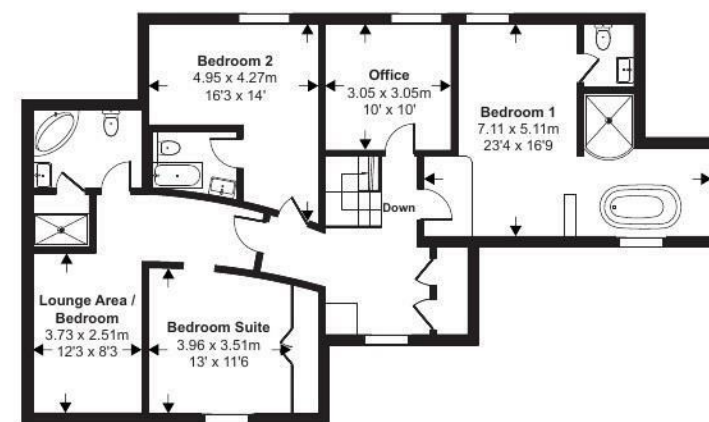
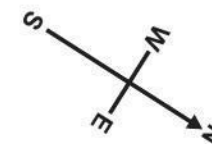
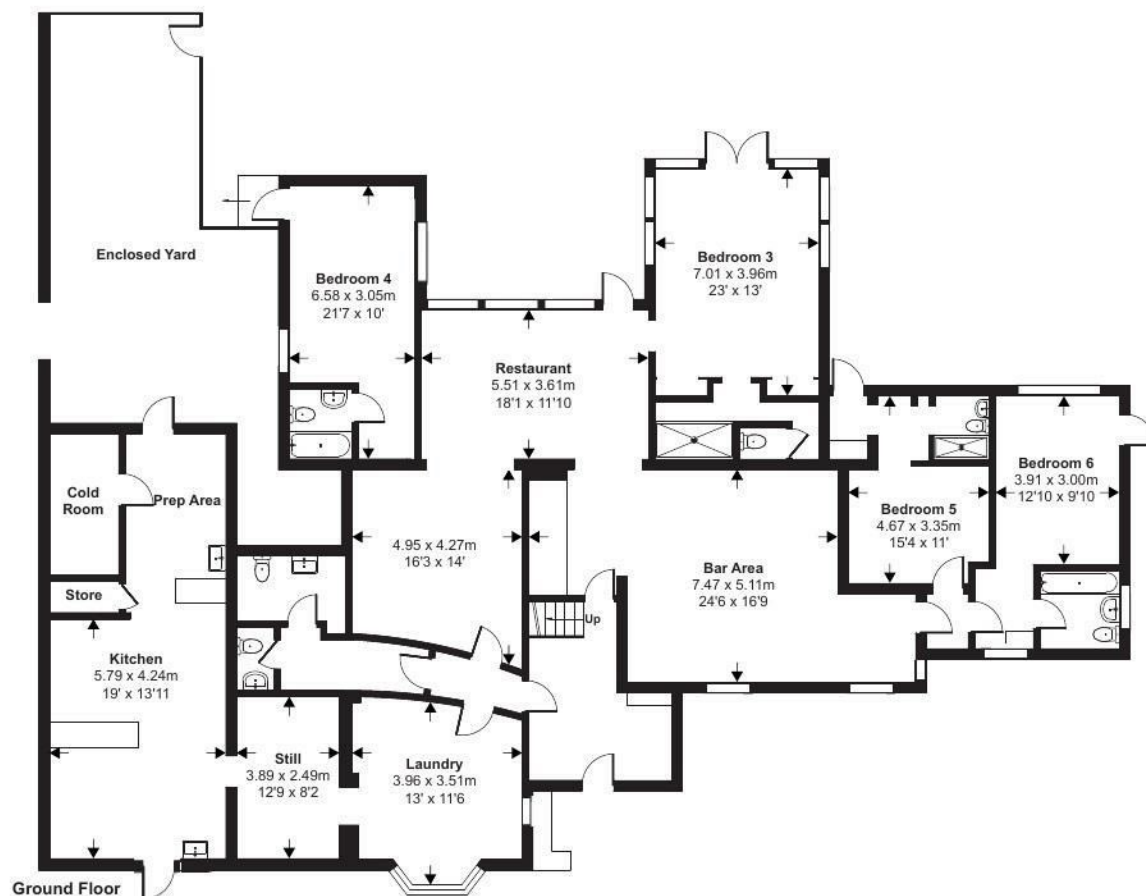
RATES

Council Tax Band A. Rateable value is £11,500 (rates calculated at 51.2p/ 49.9p) small rate relief may be available. (VOA)



Approximate Area = 4091 sq ft / 380.1 sq m

For identification only - Not to scale



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Stags. REF: 1107129



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



