

No 55 Fore Street

Ref No: 2998

Salcombe, Devon, TQ8 8JE



Dramatically Reduced Due to Vendor Relocation

A Stylish and Well Presented Restaurant with Accommodation

Restaurant and Bar Seating 45

Prominent Location in Affluent in Coastal Town

OPPORTUNITY NOT TO BE MISSED

£80,000 Leasehold

Interested in this property?
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LOCATION

The town of Salcombe in South Devon has long been a popular destination for family holidays, as well as short breaks thanks to its' warm climate, stunning location and wonderful character. Salcombe is a location in the South Hams district of Devon. The town is close to the mouth of the Kingsbridge Estuary, built mostly on the steep west side of the estuary and lies within the South Devon Area of Outstanding Natural Beauty. The town's extensive waterfront and the naturally sheltered harbour gave rise to its success as a shipbuilding and sailing port, and in modern times, as a tourist destination, particularly popular with the yachting fraternity. Boasting a wide range of excellent restaurants, a fine selection of accommodation and easy access to some of the most beautiful beaches, walks and water sports locations in the country, Salcombe is one of the most sought-after seaside locations in the UK. For further information please visit no-55.co.uk

DESCRIPTION

No 55 comprises an attractive 3 storey period town house. Arranged over 3 floors, the premises provides open plan trading areas over a split level layout. The superb owner's accommodation is arranged over the first and second floors. Additionally, there are private terraced gardens to the rear which have far reaching 180° panoramic views across the estuary.

The accommodation comprises:-

MAIN ENTRANCE DOOR FROM FORE STREET TO:-

GROUND FLOOR RESTAURANT

Stylishly decorated with stripped wood floorboards and feature windows to the front. Seating for approximately 15 persons. Bar Servery.

Steps lead up to:-

MEZZANINE LEVEL

This area overlooks the Ground Floor Restaurant/Bar and out into Fore Street. Seating for approximately 30. Access to:-

COMMERCIAL KITCHEN

Fully equipped modern stainless steel kitchen including wall mounted Salamander grill, 6 burner gas range and commercial extraction. Commercial microwaves, double deep fat fryer, under counter fridges and freezers.

WASH UP/PREPARATION AREA

With commercial glass washer, dish washer and large stainless steel sink. Door to side lane for bin storage and deliveries.

PUDDING ROOM

With further storage area.

LADIES AND GENTS CLOAKROOMS

OWNERS PRIVATE ACCOMMODATION

The accommodation is extremely well presented, providing flexible living accommodation arranged over the first and second floors with access to 2 terraced gardens.

PRIVATE ENTRANCE

From ground floor level, leading to First Floor.

FIRST FLOOR

SPACIOUS LOUNGE

With log burner and windows with far reaching views across the estuary.

MODERN BATHROOM

With bath/shower, wash hand basin and WC.

KITCHEN/DINING AREA

Currently used for dry storage and office space. Access to the private rear terrace.

SECOND FLOOR

2 DOUBLE BEDROOMS

Both offering estuary views.

LARGE MODERN FITTED BATHROOM MODERN FITTED KITCHEN/DINING ROOM

With access to the rear garden.

TERRACED PRIVATE REAR GARDEN

Arranged over 2 levels comprising a decked terrace area and steps leading to a further secluded PATIO GARDEN which boasts fantastic panoramic views across the estuary.

GENERAL INFORMATION

RATEABLE VALUE

2017 - £12,250. Please note this is not rates payable. Council Tax Band F. For further information we advise you contact the Local Authority, South Hams District Council.

TENURE

We have been informed the business is being held on a 10 year Lease from April 2016. The current rent is £33,000 per annum with rent reviews every 4 years.

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SERVICES

We are advised that all mains services are connected to the property, separately metered for commercial and residential.

INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

STOCK

Wet and Dry stock in trade and Bar Glassware will be taken over by the purchaser at valuation on the day of completion.

EPC RATING G



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