

# The Singing Kettle

Ref No: 3264

6 Smith Street, Dartmouth, Devon, TQ6 9QR



Well Known & Established Traditional “Olde Worlde” Tea Shoppe

Pretty Grade II Listed Building in Sought After Location in Beautiful South Hams

Only Trading Daytimes for 10 Months of the Year

Huge Potential to Introduce Premises License & Evening Trading Hours

Perfect Home and Income Premises with Spacious Owner's Accommodation

£89,500 Leasehold

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## LOCATION

Dartmouth lies at the mouth of the River Dart in an Area of Outstanding Natural Beauty. The River Dart is widely acknowledged as one of the most beautiful rivers in England and is much loved by sailing and boating enthusiasts. Dartmouth is also a haven for tourists, with its magnificent Naval College, picturesque waterfront and wonderful architecture. There are many other tourist attractions in the area with easy access to the unspoilt South Hams coastline. Dartmouth is located close to the neighbouring towns of Totnes, Kingsbridge and Salcombe as well as being in close vicinity to the A38 Devon Expressway providing access to Plymouth (20 miles) and Exeter (31 miles).

## DESCRIPTION

The Singing Kettle is a traditional 'Olde Worlde' style Tearoom housed within a Grade II Listed building approximately 500 years old. The building has retained many of the original features which give the Tearoom plenty of character. The premises are well-kempt with up to date fire and electrical certificates and smartly decorated, making this the perfect 'turnkey' operation. The Singing Kettle has been awarded the Good Food Awards 2019 and holds a Certificate of Excellence for both 2017 & 2018 from TripAdvisor. The business, which holds a Hygiene rating of 5, was also featured in the September 2018 edition of Landscape Magazine. The premises come with the benefit of spacious two bedroom self-contained owner's accommodation located on the 1st & 2nd floors, an extremely valuable asset in such a sought after town as Dartmouth.

The premises comprises:-

### ATTRACTIVE FRONTAGE

With Edwardian style painted window and side entrance leading into the:-

### MAIN TRADING AREA

Traditionally decorated with exposed ceiling beams, spacious seating 28 at wooden tables and chairs with cushioned seats.

### RAISED SERVICE COUNTER

With cake display, roll top work surfaces and prep area. Commercial non slip flooring, 5 under counter fridges, milk shake machine, L'Anna coffee machine with separate grinder, cash register, wall mounted shelving displaying traditional teapots, cups and saucers, decorative ceiling mounted cake stands display. Step up to:-

### REAR PREP AREA

Roof Velux and commercial non slip flooring. Roll top work surfaces, commercial dishwasher, 2 under counter fridges, 2 under counter freezers, Lincat commercial grill, 3 commercial microwaves, under counter storage and stainless steel sink unit.

### CUSTOMER CLOAKROOM

Stairs leading to up from the main trade area to:-

### FIRST FLOOR

#### OWNER'S ACCOMMODATION

Partly furnished, carpeted throughout with wall mounted electric heaters, wooden box sash windows and traditional style wooden doors throughout.

### PRIVATE KITCHEN

The current owners utilise this kitchen to bake the cakes, pastries and desserts served in the tearoom. Large and well-equipped kitchen with a selection of commercial equipment. Wall and floor mounted cupboards, double sink unit with mixer tap, Belling 6 ring gas range with double oven, wall mounted Electrolux multi grill and large upright freezer. Under counter freezer, under counter fridge, domestic microwave, Kitchen Aid mixer, Buffalo heavy duty mixer and a large selection of baking accessories, pots and pans. Wall mounted Main multi point BF gas boiler supplying hot water to the premises. Integral office area.

### DRY STORE ROOM

With chest freezer and dry stores.

### SECOND BEDROOM

Large double room with front aspect, double bed with solid wood bed frame. Stairs up to:-

### SECOND FLOOR

#### LARGE DOUBLE BEDROOM

With rear aspect, double bed with solid wood bed frame. **En suite shower room**, quarry tiled floor, floor to ceiling tiles and exposed beams.

#### MAIN BATHROOM

Quarry tiled floor, floor to ceiling tiles, roof Velux and exposed beams. Free standing bath, separate shower cubicle with electric shower and wash hand basin.

#### LOUNGE

Vaulted ceiling with exposed beams. Wooden mantle and modern gas fire, leather 4 seater recliner sofa. Velux window and window with front aspect. Stairs leading up to:-

#### LOFT STORAGE AREA

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## GENERAL INFORMATION

### RATEABLE VALUE

£7,300. Please note this is not rates payable. Council Tax Band B. For information, we advise you to contact the Local Authority, South Hams District Council, Tel. 01803 861234.

### BUSINESS

The Singing Kettle is operated by two 'hands on' proprietors with the assistance of four part time seasonal staff. The menu offers a range of breakfasts, sandwiches, pasties, jacket potatoes and light bites, including home-made soups and daily specials, alongside cream teas, high teas, cakes and desserts which are handmade on the premises. The trading hours are 8:30am to 5:30pm 7 days a week through the height of the season, reducing during the shoulder months. The premises are currently not licensed. The business has huge potential to increase trade with the introduction of an alcohol license and evening opening. We have been informed by the current owners that the trading revenue has increased by 30% compared to 2017. Financial information will be made available to Bona Fide interested parties after a formal viewing arranged through the Sole Selling Agents, Bettsworths.

### TENURE

The premises are held on a 15 year Lease from June 2017 at a rent of £22,000 per annum. The tenant has repairing and insuring obligations.

### SERVICES

The commercial area of the property is connected to mains drainage, water and electricity. Gas is available to the owner's accommodation.

### INVENTORY

To include furnishings and equipment as per an inventory to be supplied.

### EPC RATING C



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## Owner's Accommodation



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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