

# Shipwrights Arms

Ref No: 3475

Ringmore Road, Shaldon, Teignmouth, Devon, TQ14 0AQ



## 'Cottage Style' Freehouse in South Devon Estuary Village

Two Trade Areas with One Bedroom Owners Accommodation

Large Outside Trading Area

Excellent Opportunity to Develop Previously Popular and Successful Pub

Currently Closed but Ready to Trade

Nil Premium Offers Invited Leasehold

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## LOCATION

The Shipwrights Arms is situated on Ringmore Road in the pretty estuary village of Shaldon. Shaldon is located opposite Teignmouth in South Devon and situated on the River Teign. The village is a popular bathing place with an accessible beach and is characterised by attractive Georgian architecture. Shaldon is an extremely popular place to live and is a high value property area. The village swells during the warmer months of the year with a significant influx of tourists.

## DESCRIPTION

The Shipwrights Arms is a "cottage" style pub, located on the end of a terrace of quaint houses, close to the River Teign. The pub comprises an attractive bar with views out over the trade garden to the rear, a separate restaurant area, commercial kitchen and owners flat above.

The premises comprises:-

### WOODEN FRONT DOOR TO CARPETED ENTRANCE HALL

Doors to:-

### LADIES CLOAKROOM

Slate floor tiles, central heating radiator, 2 cubicle with close couple WC's, vanity unit with 2 inset wash hand basins.

### GENTS CLOAKROOM

Window to the side, non slip flooring, trough style urinal, single cubicle with close couple WC, wash hand basin, electric hand dryer, central heating radiator, tiled walls.

### SMALL STORAGE CUPBOARD

From the Entrance Hall, partly glazed door to:-

### BAR

Carpeted, with large bay window to the rear with views over the trade garden to the River Teign and Teignmouth beyond. Seating for approximately 26 at wooden tables with spindle backed chairs. Open fireplace with brick surround and mantle over, wall light points, central heating radiator and partly glazed door to the trade garden. Attractive heavy timber topped and fronted BAR SERVERY with 4 hand pumps for real ales, 4 beer fonts, non slip flooring, commercial glass washer, 2 glass fronted double bottle fridges, and electronic till. Trap door to large BEER CELLAR. Door from the Bar Area leads to:-

### BACK BAR

Part stripped wooden floors, part carpeted, exposed stone walls, wall light points, open fireplace with stone hearth and timber surround, feature fireplace, seating for circa 10/12. Wall mounted dart board.

### BEER CELLAR

Large temperature controlled beer cellar with ring main and python system. Separate area with shelving

for bottle storage. From the Entrance Hall, stairs lead to **FIRST FLOOR LANDING**, doors to:-

### COMMERCIAL KITCHEN

Partially equipped, with non-slip flooring, double glazed window to the rear with views of the River Teign and Teignmouth beyond. 6 ring Parry gas range with ovens under, Blue Seal gas eye level grill, Dane stainless steel plate warming cabinet, commercial stainless steel wash up sink and drainer, 2 stainless steel preparation tables, under counter fridge. Full stainless steel extraction system.

### PREPARATION/FREEZER ROOM

Window to the side, non slip flooring, plastic clad walls, commercial dishwasher, washing machine, 2 wall mounted combi boilers. Door to:-

### SECOND FLOOR

#### BEDROOM

Spacious double bedroom with double glazed window to the side with open views over Shaldon. Carpeted, central heating radiator.

#### BATHROOM

Window to the side, panelled bath, close couple WC, pedestal wash hand basin, central heating radiator.

#### OUTSIDE

Adjacent to Ringmore Road there are 4 private off road car parking space for use of customers. A path leads across the front of a terrace of attractive cottages to the pub and trade garden. To the rear of the pub there is an attractive, good sized, paved **TRADE GARDEN** with raised decking area and seating for 40+ at traditional pub benches. A path from the trade garden leads directly to the River Teign.

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## GENERAL INFORMATION

### RATEABLE VALUE

£10,750. Please note this is not rates payable. For information, we advise you to contact the Local Authority, Teignbridge District Council. Council Tax Band B.

### THE BUSINESS

The Shipwrights Arms is a popular village inn, with strong local support, boosted in the summer months by the many visitors to the area. The pub has recently closed but has operated as a traditional village pub serving good real ales and wines complimented by quality home cooked, locally sourced food. The property is surrounded by chimney pots and is the only pub on the Ringmore side of Shaldon making this an exciting opportunity for new owners to kick start the business and put their own stamp on it.

### TENURE

We are advised that the premises will be offered on a new Free of Tie lease from the Wellington Pub Company for a term of 20 years with index-linked annual rent reviews together with open market rent review every five years, full repairing and insuring covenants and at a rent to be agreed with the landlords. A deposit will be required equivalent to three months rent plus VAT. Applicants will be required to provide detailed background information and a business plan to be approved by the Lessors. A personal licence is also necessary. References and a credit check will also be required.

### INVENTORY

The successful applicant will have the option to purchase all remaining fixtures and fittings at a price to be agreed.

### STOCK

No stock.

### SERVICES

We are advised that mains water, gas, drainage and electricity are connected to the property.

### EPC RATING 'E'



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