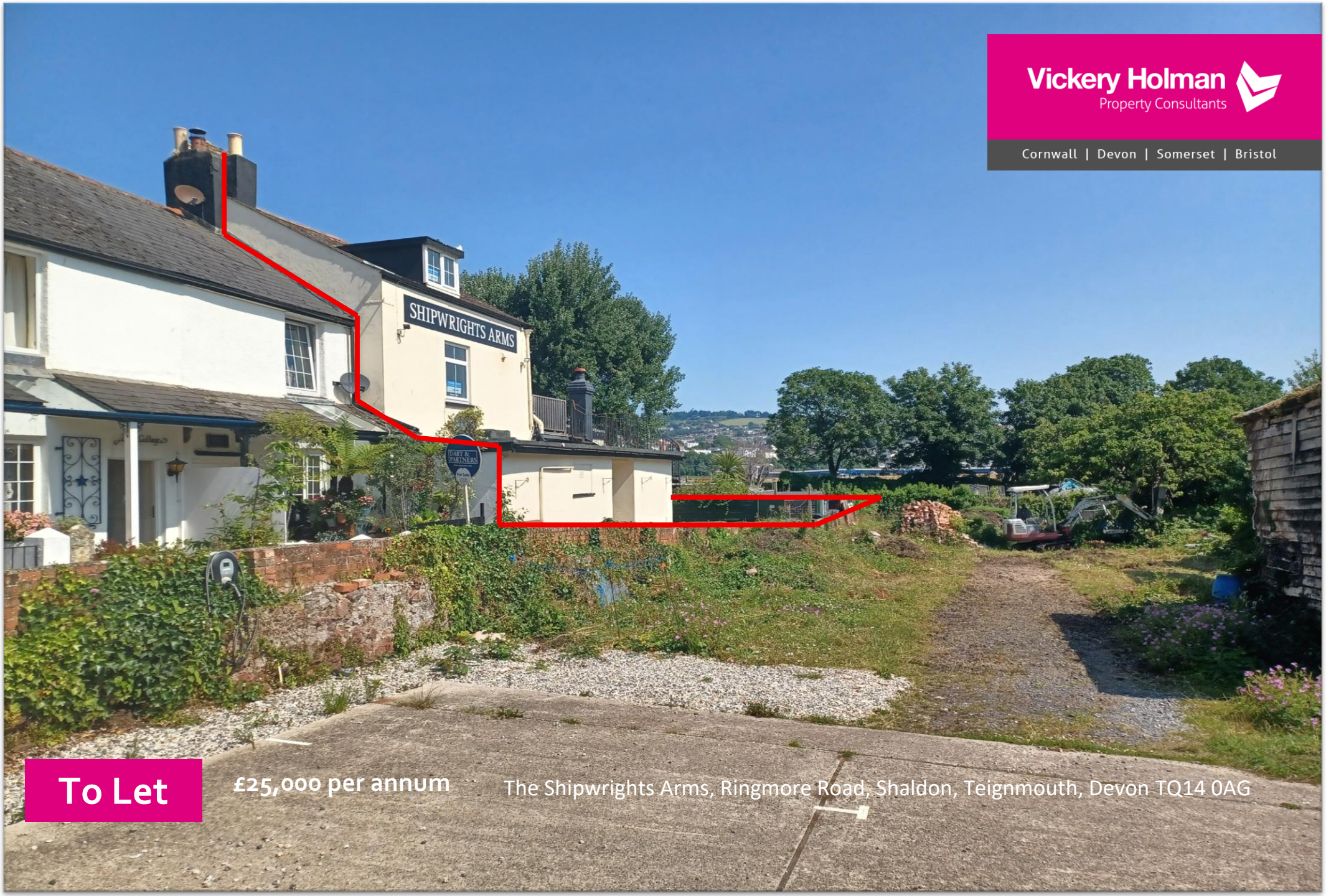

Vickery Holman
Property Consultants

Cornwall | Devon | Somerset | Bristol

To Let

£25,000 per annum

The Shipwrights Arms, Ringmore Road, Shaldon, Teignmouth, Devon TQ14 0AG

Summary

- Charming village inn
- New 20 year free of tie lease available
- Rent guide £25,000 per annum on full repairing and insuring terms
- Suit a couple with food experience
- 2 minutes walk to the Teign estuary
- Public bar and break out dining areas
- Smart enclosed beer garden
- 2/3 bedroom accommodation
- 4 Parking spaces

Location:

Shaldon and Ringmore are situated on the South banks of the Teign Estuary and are well-regarded with an active community and popular year-round destination with locals and tourists alike. The Shipwrights is the only public house in Ringmore itself, situated within a nominated conservation area on Verbena Terrace with its own access onto the estuary pathway.

Description:

The Shipwrights Arms is a small but charming public house situated within Ringmore, Shaldon. The village is on Southern banks of the river Teign and the venue will attract customers from the immediate vicinity and those that use the nearby waterside parks and visit the area. Set out over three floors with ground floor trade areas and an enclosed beer garden. The kitchen is at first floor with a possible flatlet and further accommodation on the floor above. The venue is ideally suited to a working couple with occasional staff as the business grows. It has a charm and appeal for anyone looking for a live/work opportunity in a sought after estuary location. Please note that the is no trade inventory and applications will need to factor refurbishment into their business plan.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net / gross internal basis.

	hectares	acres
Total	0.05	0.13

The Shipwright's is approached from Ringmore road via a pedestrian path on Verbena Terrace and another path from the estuary and playing fields.

Main entrance with lobby having access to ladies and gents WCs. Inner hallway leading to public bar, snug bar and dining room. Public bar (7.6m x 3.7m) having wooden bar servery, feature fireplace and space for 16 covers, being open plan with steps up to dining area (4.5m x 3.8m) with bow window looking out over the beer garden with estuary views. Space for 16 covers and access door to beer garden. Snug bar (4.2m x 3.8m) with return bar servery and stripped wooden flooring, part exposed stone walling and feature fireplace. Dining room (4.3m x 3.5m) having stripped wood flooring, part exposed stone walling, feature fireplace and space for 16 covers.

First floor landing with access to commercial kitchen (4.1m x 3.8m) having extraction (not tested), stainless steel shelving and PVCu wall covering. Washroom (3.8m x 3.5m) with wall mounted gas fired boiler (not tested). Potential flatlet with reception room (2.3m x 2.2m) with access to small external terrace, shower room and WC and bedroom (3.6m x 3.1m).

The second floor landing gives access to bedroom (3.7m x 3.3m into dormer) with estuary views. Bedroom (3.7m x 3.2m into dormer). Bathroom.

To the side of the Shipwrights there is an attractive and enclosed beer garden laid to patio which has been partly covered to provide space for 40 covers. Timber store. Access to basement level beer cellar (internal access hatch behind main bar). 4 parking spaces/

Services:

We understand that mains electricity, 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.

EPC / MEES:

C

Planning:

Sui generis for pub use only.

Business Rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £8,200, which would qualify for 100% relief depending on the the operators circumstances. Not currently listed for council tax.

Interested parties are advised to confirm the rating liability with Teignbridge council.

Contact our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The premises will be offered on a new Free of Tie lease from the Wellington Pub Company for a term of 20 years with RPI linked annual rent reviews, collar and capped at 2.5% and 5% respectively. Open market rent review every five years, full repairing and insuring covenants and at a rent to be agreed with the landlords. Rent £25,000 per annum.

Required Capital:

Applicants must be able to demonstrate sufficient funds to invest further in this opportunity plus funds to cover inventory, stock and glassware at valuation, pay one quarter's rent and insurance and also cover legal fees, Stamp Duty and working capital. A deposit will be required equivalent to 6 months' rent plus an amount equivalent to VAT.

Application Procedure:

Applicants are requested to complete a standard Criterion Asset Management application form and provide a business plan, two forms of ID, with current address, cash flow forecast and proof of funding prior to interview. If the applicants wish to take the lease in a company name two personal guarantors will be required.

Additional Information:

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective lessees should consult their accountant for professional advice in this respect.

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Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

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Legal fees:

The lessee will be responsible for their own legals fees and a contribution of £1,500 (plus VAT) towards the Landlord's reasonable legal costs. Undertaking to costs required prior to legal commencement.

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 figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

CONTACT THE AGENT

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Tel: **01392 203010**

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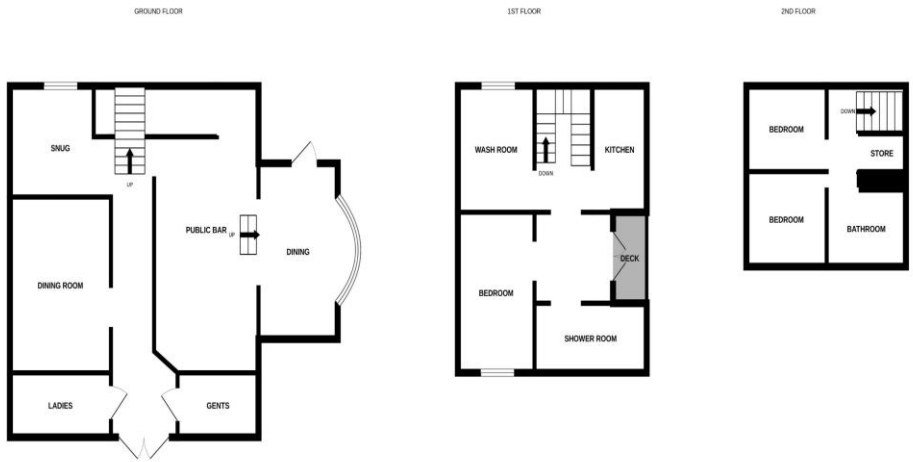

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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