



**Well-established and well-regarded traditional tea-room with excellent 2 bedroom owner's accommodation, situated in the heart of the busy and much sought after South Hams estuary town of Dartmouth. Well presented characterful premises offering Main Tea Room seating 30 customers, Exterior Seating for 8 customers, Customer Served and Preparation Area, Kitchen and a spacious 2 Double Bedroom Owner's Apartment with Sitting Room, Large Kitchen, and 2 Bathrooms. Operating easy daytime only hours, for around 9/10 months of the year, to suit our client's lifestyle, but with tremendous potential to develop all aspects of the current trade and business. Viewing essential.**

**THE SINGING KETTLE  
6 SMITH STREET, DARTMOUTH, DEVON, TQ6 9QR  
LEASEHOLD: £75,000 REF: 2113**

Suite B, Castle View Barns, Woodmanton, Exeter, Devon, EX5 1HQ Tel: 01392 201262  
Email: [info@stonesmith.co.uk](mailto:info@stonesmith.co.uk) Web: [www.stonesmith.co.uk](http://www.stonesmith.co.uk)

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## THE PROPERTY

The Singing Kettle is a thriving and well-regarded day time only traditional tea-room set within a charming character filled Grade II listed property. The business offers potential for incoming operators to purchase an attractive and highly sought-after business with a successful trade from both locals and visitors alike. The premises retain period original features including heavily beamed ceilings and is presented to a high standard throughout. The business briefly comprises:- Main Tea Room Seating Area comfortably seating 30 customers; Exterior Seating Area for 8 customers; Customer Servery and Preparation Area and Kitchen Area. The business is enhanced by the well-presented and spacious Living Accommodation offering 2 Double Bedrooms (1 with Ensuite Shower Room), attractive Sitting Room with feature vaulted ceiling, spacious Kitchen and separate Family Bathroom. The Singing Kettle enjoys a fine reputation with locals and visitors alike and a viewing is strongly recommended in order to fully appreciate all that this impressive and flexible business and property has to offer.



## SITUATION

The Singing Kettle occupies a prime town centre trading position in the very heart of Dartmouth, which is one of the prettiest and possibly most visited and photographed of all of the South Hams towns. Dartmouth lies at the mouth of the River Dart in an Area of Outstanding Natural Beauty, with the River Dart widely acknowledged as one of the most beautiful and scenic rivers in England and is much loved by sailing and boating enthusiasts. The historic town is a bustling centre with unique individual shops and cobbled walkways and is a haven for tourists, with its magnificent Navel College, picturesque waterfront and stunning architecture. There are many other tourist attractions in the area with easy access to the unspoilt South Hams coastline. Dartmouth is in close vicinity to the A38 Devon Expressway providing access to Plymouth (20 miles) and Exeter (31 miles).



## INTERNAL DETAILS

With character multi-pane windows and a part glazed entrance door to the front leading into **Main Customer Seating Area** a traditional character tea-room with feature heavily beamed ceilings, carpeted flooring, feature lighting, wall mounted menu boards, free standing coal effect stove, display shelving, freestanding wooden tables and upholstered wooden chairs comfortably seating 30 customers. **Customer WC. Customer Servery and Preparation Area** with serve-over counter, perimeter preparation surfaces, electronic cash register, commercial cappuccino machine, display shelving, coffee grinder, five undercounter fridges, cake display stands, feature heavily beamed ceiling, two milk shake blenders, and storage shelving. **Kitchen Area** with skylight providing natural daylight and ventilation, perimeter work surfaces with part tiled walls, stainless steel sink unit, commercial dishwasher, commercial grill, three microwave ovens, two undercounter freezers, two undercounter fridges and two toasters.



## LIVING ACCOMMODATION

Situated on the first and second floors and a real feature of this business is the impressive and flexible spacious owner's accommodation. This quality owners apartment briefly comprises:-

**First Floor: Kitchen** a spacious room with a five burner gas range cooker with grill and double oven, eye level

commercial grill, range of base and wall mounted kitchen units with extensive complimentary worktop surfaces and island unit, inset twin stainless steel sink unit with drainer, wall shelving, under counter fridge, under counter freezer, upright freezer, table top fridge, washing machine, dishwasher and commercial mixer.

**Office Area. Store Room** with chest freezer and wall shelving. **Bedroom 1** a good-sized double bedroom with aspect to the front and picture rail.



**Second Floor: Sitting Room** an attractive character room with stunning feature vaulted ceiling and exposed timbers, aspect to front, feature fireplace with inset gas fire, access to loft area. **Bedroom 2** another good-sized double bedroom with aspect to rear and a quality **Ensuite Shower Room** fitted with a modern white suite. **Family Bathroom** a large and impressive luxury bathroom with a modern white suite, roll top bath and separate shower cubicle.

**Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.**



## THE BUSINESS

The Singing Kettle trades as a quality daytime only traditional tea-room and enjoys an excellent reputation with locals and visitors alike for its quality homemade food, ambiance and service. Consequently, the business boasts an enviable level of regular repeat custom which is boosted by visitors to the town throughout the year.

The Singing Kettle offers a traditional and popular menu to include breakfast, morning coffees, lunches, afternoon teas, to include the popular Devon cream tea together with a selection of hot and cold beverages. The business has won several awards and accolades including a Good Food Award in 2020, a TripAdvisor Certificate of Excellence and the business has been awarded a 5 Star Food Hygiene Rating. The Singing Kettle is also top rated for cream teas in Dartmouth on Google and has been featured in Landscape magazine. All the food is cooked daily on the premises using the best quality local produce and ingredients from local suppliers wherever possible. The business has a town centre trading position and does not currently have a website, although it does have an active Facebook page. The business trades daytime hours only for around 42 weeks of the year in order to suit our client's lifestyle requirements. The Singing Kettle is undoubtedly a very special place to live and work and a formal viewing is essential in order to fully appreciate all that this business and property has to offer. For anyone looking to relocate to the West Country, this could be the perfect opportunity to run a profitable catering business, with a comfortable home in a much sought-after estuary town.



## TRADING INFORMATION

Through personal choice, trade levels are deliberately kept below the VAT threshold, with our clients deliberately restricting the number of weeks they trade in order to achieve this and to fit in with their lifestyle requirements. Full detailed trading information can be made available to interested parties following a formal viewing appointment.

## CURRENT STAFFING

The business is run by our clients, a husband and wife partnership, together with part-time/casual staff as and when required.

## POTENTIAL

Our clients advise that there is potential to develop all aspects of the business still further with opportunities for further marketing and advertising initiatives. There is also the opportunity for additional opening and

potential for incoming operators to develop their own style of trade, in a manner to suit their own requirements and to take advantage of the town centre trading location. Our clients are prepared to offer a full hand over to interested parties, should they so require it. The sale of The Singing Kettle represents a rare opportunity to purchase an attractive catering business, combined with impressive owner's accommodation in a highly desirable location.



**EPC**

Listed property and therefore exempt.

**RATING**

For up to date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website [www.voa.gov.uk](http://www.voa.gov.uk).



**SERVICES**

All mains services are connected to the property.

**PRICE & TENURE**

£75,000 for the valuable leasehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation. We are advised that the business is held on a 15 year lease from June 2017 with a current rent of £22,000 per annum. Full details are available upon request.



**VIEWINGS**

Strictly by appointment with Stonesmith. Tel:(01392)201262, Email:[info@stonesmith.co.uk](mailto:info@stonesmith.co.uk) You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.

**FINANCE**

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, we recommend you contact us for a list of our approved brokers.

