

FOR SALE



an exceptional opportunity to acquire a Grade II listed hotel in Teignmouth in the English Riviera. Potential for alternative use (stp).

*The Cliffden Hotel*

20 Dawlish Rd, Teignmouth, Devon TQ14 8TE



*The Cliffden Hotel sits in an elevated position above Teignmouth with beautiful views over the mouth of the River Teign.*

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*The property which dates back to 1815 is set in circa 5.9 acres of beautiful gardens. It is located a mere 200 yards from one of the best sandy beaches in South Devon.*





## *Overview*

An attractive part Grade II listed two storey period property that currently operates as a three star full service hotel, which has been extended in recent years to provide further accommodation space and leisure facilities.

Situated in an elevated position above the attractive tourist town of Teignmouth overlooking approximately 5.9 acres of

attractive manicured gardens, and the beautiful views over the Devon coastline. The hotel is a mere 200 yards from one of the best sandy beaches in South Devon. Today, its port still operates and the town remains a popular seaside holiday location.

## *Location*

The Cliffden hotel is located on the south coast of Devon in the town of Teignmouth, an attractive seaside town, with its classic Georgian architecture, promenade, long sandy beaches and Victorian pier. Teignmouth is both a historic port and classic seaside holiday resort with traditional seaside holiday attractions.

Teignmouth is well located, being approximately 8.5 km (5.3 miles) from





## *Accommodation*

### Public Areas

- Entrance Lobby with reception desk and managers offices
- Open Plan Lounge, bar area with views over formal gardens
- Residents Lounge
- Restaurant
- Ladies, Gents and Disabled WCs

### Swimming Pool

Located to the south of the hotel is an 15m indoor heated swimming pool, with reception, gents and ladies changing facilities, WCs and plant room, situated at a lower level that allows for the roof to form a terrace from the main bar/restaurant

### Ancillary Areas

- Commercial catering kitchen
- Wash up area
- Storage area comprising cold store, dry store
- Staff room and changing rooms
- 2nd floor staff shower room
- Dog grooming room & storage area
- Upland cellar
- Laundry room



### Letting Accommodation

There are a total of 47 en-suite well furnished letting bedrooms situated on the ground, first and second floors. The bedrooms can be accessed via stairs to all floors, whilst a passenger lift provides access to the ground, first and second floors.

All bedrooms are equipped with colour TV together with tea and coffee making facilities, hair dryer, direct dial telephone and WiFi facilities for guests.

|            |  |
|------------|--|
| Family     | 9 x family bedrooms                      |
| Double     | 13 x double bedrooms                     |
| Zip & Link | 18 x zip and link twin / double bedrooms |
| Single     | 3 x single bedrooms                      |
| Triple     | 1 x triple bedroom                       |
| Twin       | 1 x twin bedroom                         |
| King Size  | 2 x king size bedrooms                   |

In addition to the 47 letting bedrooms there is also a duty manager's bedroom.



### External Areas

The hotel is situated on a site of approximately 2.4 hectares (5.9 acres) which comprises formal gardens and grounds, including an ornamental pond and terrace seating areas. Hard surface parking is provided on two levels. An area outside the main entrance for circa 20 vehicles, with an undercroft for approximately 10 vehicles being underneath part of the main parking area.

### The Summer House

Built in the style of a Canadian lodge, this distinctive building is located on the south side of the gardens and is an ideal setting for weddings, meetings and parties for up to 50 guests.



The Clifden Hotel



## *The Property*

We understand that the original property was built in 1815 for Napoleonic Naval Officer Sir John Strachan.

In 1912, Mr Heber Mardon purchased Cliffden. The gardens of the Cliffden remained much the same until then.

In 1914 Mardon commissioned Messrs. Treseder & Company to design and lay

out his garden at Cliffden, with the work being completed in 1920 and, according to Messrs. Treseder & Company's 1920 catalogue, "The garden was transformed from a piece of pasture land into a place of delight, where Nature can be enjoyed in the varied seasons of the year."

Features included a small stream, seven artificial ponds, conifers, flowers and a three acre lawn with superb views.

In 1927, Cliffden was purchased by the Mules family for use as a retreat for women suffering from psychiatric disorders.

In 1988, the house was purchased by Guide Dogs for the blind. In 2001 the property was converted to a hotel which offers accommodation to both visually

impaired and sighted guests. Action for Blind People took on the management of the hotel.

The hotel includes several features specifically designed for the visually impaired. Dogs are well catered for with dedicated areas for grooming etc.



The Cliffden Hotel

## Trading Information

Management accounts for the 12 month period to 31st March 2016 show a net turnover in excess of £930,000.

Further detailed trading information will be made available to serious interested parties upon completion and signature of a Non-Disclosure Agreement (NDA). The business is currently operated under management and benefits from a solid trading history and a good range of income streams.

## Fixtures & Fittings

We are advised that all fixtures, fittings and other items associated with the running of the business are owned outright and other than any items badged or specifically linked to Action for Blind People, these will be included within the disposal.

## Licences

The property has a premises Licence granted by the relevant local authority. It is a requirement of the Licensing Act 2003 that properties serving alcohol have a designated premises supervisor who must be the holder of a personal licence. Prospective purchasers are advised to take specialist advice.

## Services

We understand that all mains services are connected (untested).

## Fire Risk Assessment

We have assumed that a suitable and sufficient Fire Risk Assessment has been carried out. Under the Regulatory Reform (Fire Safety Order 2005) this assessment needs to be recorded in writing where there are five or more employees.

## Business Rates

Teignmouth District Council, Rateable Value of £45,900

2016/17 UBR 0.484p in the £ with an additional small business rate supplement of 0.0130p in the £.

Actual rates payable £22,812.30

Draft 2017 rateable value of £78,000

\*2017/18 UBR 0.467p in the £ with an additional small business rate supplement of 0.0130p in the £.

Actual rates payable £37,440

\*UBR and Small Local Poundage Rate are based on assumptions and although these have been released they are potentially subject to changes.

## Tenure Details

The property is held on a freehold title and the business is to be sold as a going concern.

## Asking Price

We are inviting offers in the region of £1,350,000 for the freehold interest in the hotel which is to be sold as a going concern asset and business sale.

## Stock In Trade

Stock in trade is to be purchased at cost in addition to the sale price on the day of completion.

## VAT

If applicable, VAT will be in addition to the purchase price.





### *Energy Performance Certificate*

An Energy Performance Certificate will be made available upon request.

### *Additional Information*

Our clients also own:

#### **The Coach House, 19 Dawlish Road**

A freehold four bedroom self-catering cottage, providing the following accommodation:

- Lounge/Dining Room
- Kitchen
- 1 x double en-suite bedroom
- 1 x twin bedroom
- 2 x single bedrooms
- Family bathroom

The cottage has direct vehicle access from Dawlish Road, with numerous outbuildings and a lawned garden.

This may be available by way of separate negotiations.

### *Viewing Arrangements*

Strictly by appointment, through the vendor's joint sole agents. Under no circumstances should any party make a direct approach to the business or the staff at the hotel. In the first instance all enquiries or to arrange a formal inspection, please contact the vendor's joint sole agents GVA and Colliers International, who are appointed by the vendor with sole selling rights.

### *Data Site*

Further information on this opportunity can be made available by way of our virtual data room. Once interested parties have signed our NDA, we will provide password access.



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## Contact

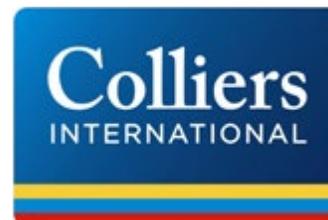


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