Oceans Restaurant

Oceans Edge, Bolberry Down, Nr Salcombe, Devon, TQ7 3DY

Bettesworths

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Award Winning Restaurant in Idyllic South Hams Location
Panoramic Coastal Views over Area of Outstanding Natural Beauty
Trading 11 Months of the Year
Local Repeat Custom with Huge Tourist Boost
Contemporary Interior Design & South Facing Terrace

LOCATION

Bolberry Down is a stunning spot located in the South Hams countryside and within a National Trust Area of Outstanding Natural Beauty. The South Devon Coastal path runs in front of Bolberry with Soar Mill Cove and Salcombe to the east. To the west, Hope Cove, South Milton Sands, Bantham and Bigbury. The nearest town is Kingsbridge, approximately 16 miles away. This idyllic location offers uninterrupted views across Bigbury Bay, Burgh Island and Thurlestone making this the perfect location for enjoying this idyllic setting.

DESCRIPTION

Oceans Restaurant & Bar forms part of a purpose-built development including 11 holiday homes. The development was completed in 2016 and has been built to a high specification and beautifully finished. Oceans Restaurant & Bar is a detached single-story building with pitched slate roof and double glazing. This south facing premises is decorated in a modern Urban Rustic style and offers internal seating for 44 and Al Fresco seating for 24. The menu changes regularly to reflect seasonal local produce which is freshly prepared to order in the well-equipped kitchen. The business benefits from a full premise licence. The lease provides 15 parking spaces, 3 of which are for disabled use. This area of Devon is particularly dog friendly and Oceans welcomes dogs into the Restaurant & Bar and the outside Terrace. For further information please visit www.oceansrestaurant.co.uk.

Ref No: 3684

£99,950 Leasehold

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Family Business
3 Generations
Since 1943

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The accommodation briefly comprises:-

The premises comprises:- Flag stone pathway to main entrance with glazed door. Commercial wood effect Altro flooring throughout, under floor heating, CCTV, Webcam, premises alarm and L2 fire alarm system. Acoustic cushions fitted to the restaurant seating area, integrated music system and bi-folding doors to the front of the premises opening out to the terrace.

RESTAURANT
Wood panelling to dado rail, log burner with brick effect tiles behind, contemporary light fixtures and seating at solid wood tables and high-backed chairs. Leather couches seating 4 with wooden coffee table. Bespoke Bar with wood panelling below, solid wood work top, soft drink mixer tap and 5 bar mounted beer fonts. San Remo coffee machine and electric grinder, touch screen till with EPOS system and Polar 3 door drinks fridge. Ceiling mounted copper piping glass holder.

OUTSIDE TERRACE
Providing spectacular panoramic views. Seating at rattan style chairs and wooden tables. The terrace has flag stone paving, outside lighting and is protected by glass panels.

DISABLED CLOAKROOM
With baby changing unit.

LADIES CLOAKROOM
With WC cubicle and 2 wash hand basins, electric hand dryer.

GENTS CLOAKROOM
WC cubicle and wash hand basin, electric hand dryer.

DRY STORE CUPBOARD
With wall mounted boiler, fuse box and fire alarm panel. Racking providing dry storage, coat hanging facilities for staff.

FREEZER ROOM
Large Polar commercial fridge and commercial freezer, ice machine.

LOFT STORAGE
Boarded throughout.

OUTSIDE STORAGE
Housing the Python system.

FENCED & GATED BIN STORE & LPG TANK STORAGE

PARKING
15 marked spaces.

GENERAL INFORMATION

RATEABLE VALUE
£31,500. Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority.

BUSINESS
This award-winning restaurant & bar has built up a superb reputation during the 3 years it has been trading. The local repeat trade is hugely boosted by tourists through the holiday seasons. The restaurant trades for 11 months of the year; 10am till late 7 days a week during the height of the season, reducing the trading hours and days to 5 during the low season. The premises have become very popular for

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private functions including weddings. For functions, the seating can be increased to 50.

We have been informed the turnover for year end March 2022 was circa £446,000 with 65% Gross Profit. Further financial information will be provided to Bona Fide applicants following a formal viewing made through the Agents, Bettesworths.

TENURE
We have been informed the premises is available on a 10 year lease from 2017 at a rent of £25,000 per annum. There is a maintenance charge of £1,600 per annum.

SERVICES
Sewage tank and borehole water included in maintenance charge. LPG gas metered.

STOCK
Wet and Dry stock in trade and Bar Glassware will be taken over by the purchaser at valuation on the day of completion.

INVENTORY
To include furnishings and equipment as per an inventory to be supplied, but excluding the owners' personal effects.

EPC - TO BE CONFIRMED

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www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB

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