

LONG LEASEHOLD

The Boathouse

Marine Drive, Preston, Paignton, Devon, TQ3 2NJ



The Boathouse

Marine Drive, Preston, Paignton, Devon, TQ3 2NJ

Fabulous Waterside Bar/Cafe/Restaurant Opportunity on Preston Seafront with Views Over Torbay

Prime Seafront Real Estate, Previously a Thriving Business Enjoying a Unique Location

Spacious Open Plan Bar/Restaurant • Over Spill Restaurant/Function Room

Commercial Kitchen with Ancillaries, Ground Floor Beer Cellar, Large Outside Commercial Terrace with Sea Views (100+ Covers)

LOCATION

Preston is a seaside conurbation of Paignton, located to the northern edge of the town between Paignton and Torquay. Preston has a popular beach and is a great destination for both local families and holiday makers, with its easy access and its safe swimming.

The beachfront is adorned with traditional beach huts during the summer months and has a wide level promenade to the front. The subject property is only a short stroll to Paignton Green, Paignton Pier and the town centre. Paignton harbour is located just beyond this, again with easy access from Preston beach.

Paignton is loved for its long sandy beaches and is a colourful, traditional seaside resort, popular for its mild climate and lively seafront. Forming part of the English Riviera with its neighbours Torquay and Brixham, Paignton is accessed via the A380 passing Newton Abbot, approximately 20 miles from the City of Exeter. Paignton has a Mainline Railway Station and is connected to the M5 Motorway via the A380 at Exeter.

DESCRIPTION

The Boathouse is a very well-known and previously long-established bar/cafe/restaurant, which enjoys an enviable waterside location on Preston seafront. The business has traded very successfully for over 15 years, regularly taking in excess of £20,000 per week in the summer season. The business has recently closed with the property becoming available on a rare Long Leasehold basis (114 years unexpired), which should be of interest to both operators and investors alike.

Ref No: 4523

Offers in Excess of £600,000 Long Leasehold

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk





The Boathouse

Marine Drive, Preston, Paignton, Devon, TQ3 2NJ

The accommodation briefly comprises:-

ENTRANCE DOOR

Leading to:-

BAR/RECEPTION AREA

With timber topped centrally position bar servery with mirrored backdrop and part exposed brick work. Upholstered bench seating to side, strip wood flooring, pendant hanging lighting.

FUNCTION ROOM

Situated to the side of the main entrance. A sizeable room with glazing to Preston Green elevation. Part exposed painted brick work with exposed ceiling beam. Carpeted. Swing door to kitchen.

MAIN BAR

With centrally positioned bar servery with long return to side. A light and airy restaurant with open plan trading space. Contemporary style wood burner, selection of modern tables and chairs. Part wood/part commercial non-slip flooring. Feature arched windows to seaside. Double french doors to outside trading area.

CLOAKROOMS

LADIES

2 WC's, 1 wash hand basin and tiled floor and walls.

GENTS

1 WC, urinal, 1 wash hand basin and tiled floor and walls.

OUTSIDE

Large outside terrace with raised level to the side and a sunny aspect. Stunning sea views over to Torquay and Thatchers Rock. Providing in excess of 100 covers.

PREPARATION AREA

Leading to:-

MAIN COMMERCIAL KITCHEN

With extraction canopy, non-slip flooring, part tiled/part uPVC clad walls. Fridge double pizza oven, sink and drainer, stainless steel work bench.

WASH UP AREA

With non-slip flooring, uPVC clad walls, double deep sink and wall mounted combi boiler.

UTILITY AREA

Outside door to:-

SMALL COURTYARD AREA

GROUND FLOOR TEMPERATURE CONTROLLED BEER CELLAR

PRIVATE CAR PARKING SPACE

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk



The Boathouse

Marine Drive, Preston, Paignton, Devon, TQ3 2NJ

GENERAL INFORMATION

RATEABLE VALUE

2023 List: £19,750.

Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

TENURE

The Boathouse is held on a Full Repairing and Insuring lease for 125 years from Torbay Council, effective from April 2012 (114 years unexpired). The current rent passing is £10,500 per annum, subject to 3 yearly RPI linked rent reviews.

An electronic copy of the lease will be made available to bone fide interested parties following a formal viewing.

SERVICES

We have been informed that the property is connected to all mains services and has the benefit of a fire alarm system and wireless intruder alarm system.

INVENTORY

The premises is being sold without a trade inventory.

EPC RATING D

N.B - The Boathouse is also available on a commercial lease or short-term tenancy.

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)





The Boathouse

Marine Drive, Preston, Paignton, Devon, TQ3 2NJ



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





The Boathouse

Marine Drive, Preston, Paignton, Devon, TQ3 2NJ



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



The Boathouse

Marine Drive, Preston, Paignton, Devon, TQ3 2NJ



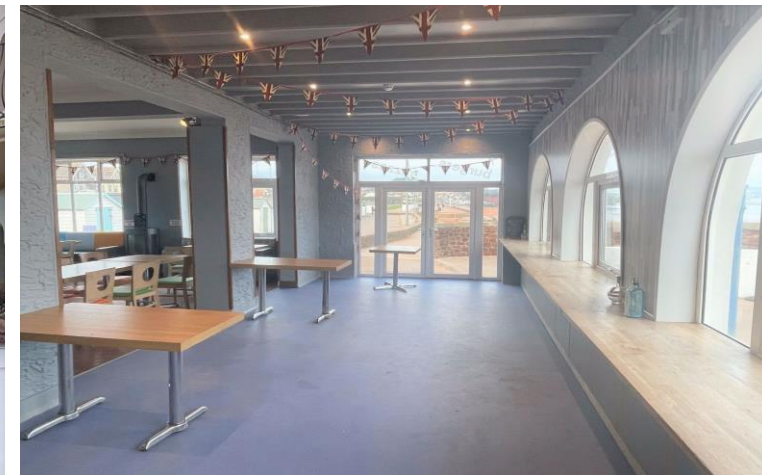
Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





The Boathouse

Marine Drive, Preston, Paignton, Devon, TQ3 2NJ

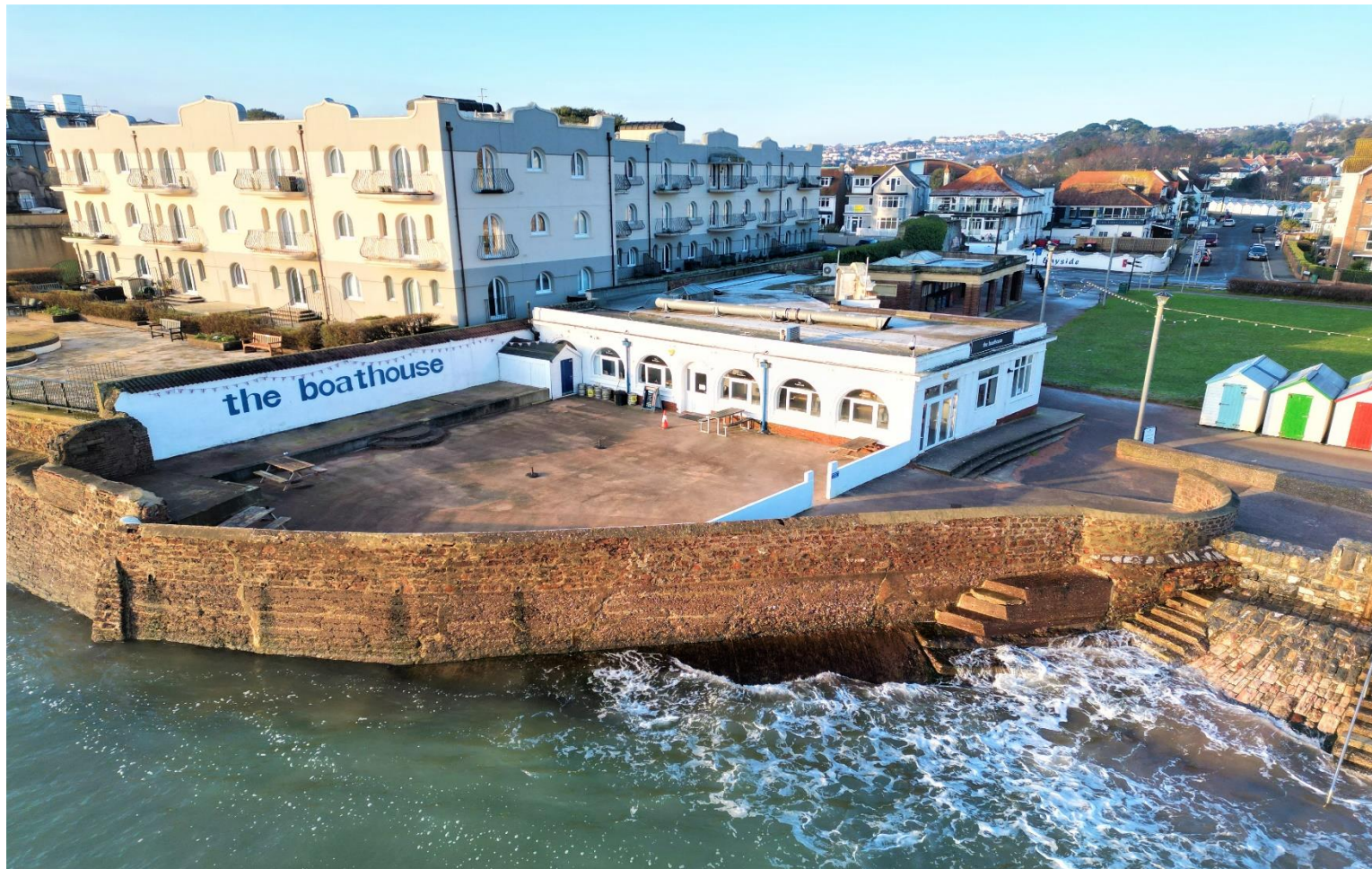


Interested in this property?
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



The Boathouse

Marine Drive, Preston, Paignton, Devon, TQ3 2NJ

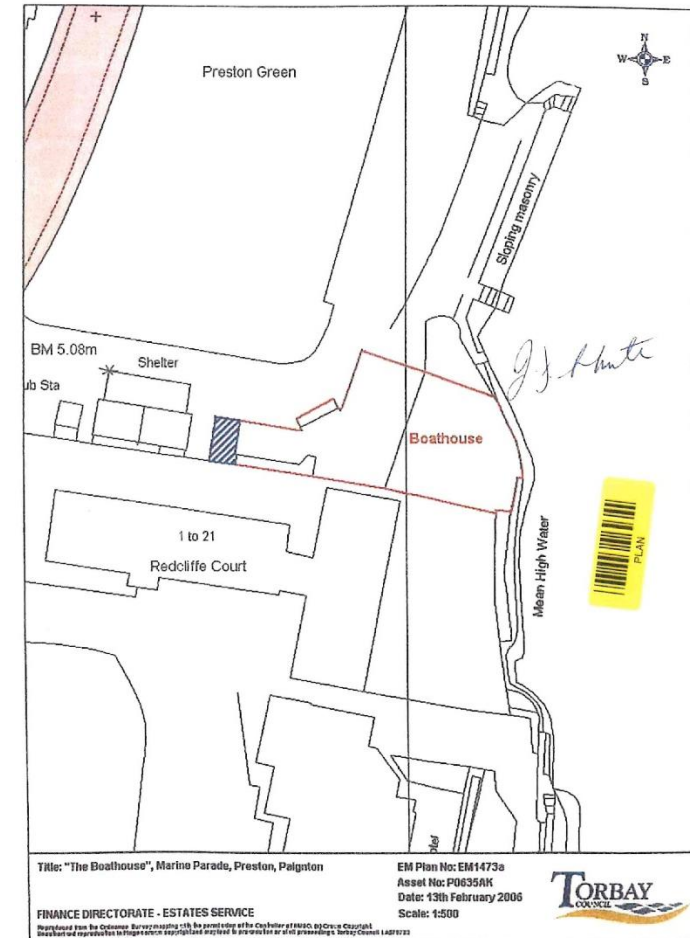


Interested in this property?
T.01803 21 20 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



The Boathouse

Marine Drive, Preston, Paignton, Devon, TQ3 2NJ



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk





The Boathouse

Marine Drive, Preston, Paignton, Devon, TQ3 2NJ



Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



The Boathouse

Marine Drive, Preston, Paignton, Devon, TQ3 2NJ



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



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk

