

LEASEHOLD

# The Boathouse

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



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## **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 and the property is now available on a commercial FR&I lease with terms to be agreed.

Ref No: 4734

**Nil Premium - Guide Rent £60,000 PA**

**Interested in this property?**

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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**

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## 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

Available on a short or longer term 'Free of Tie' underlease at a guide rent of £60,000 per annum. Further terms to be negotiated. Preference will be given to applicants with experience in the licensed trade.

### 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 long leasehold basis (114 unexpired) at a guide price of 'Offers in Excess of' £600,000.**

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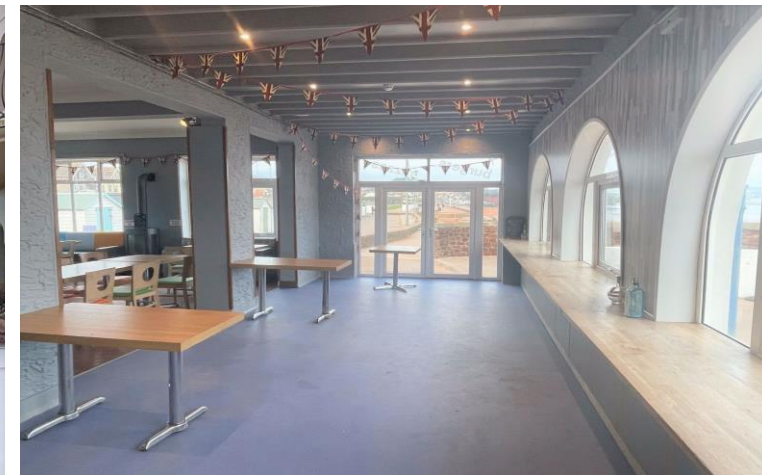






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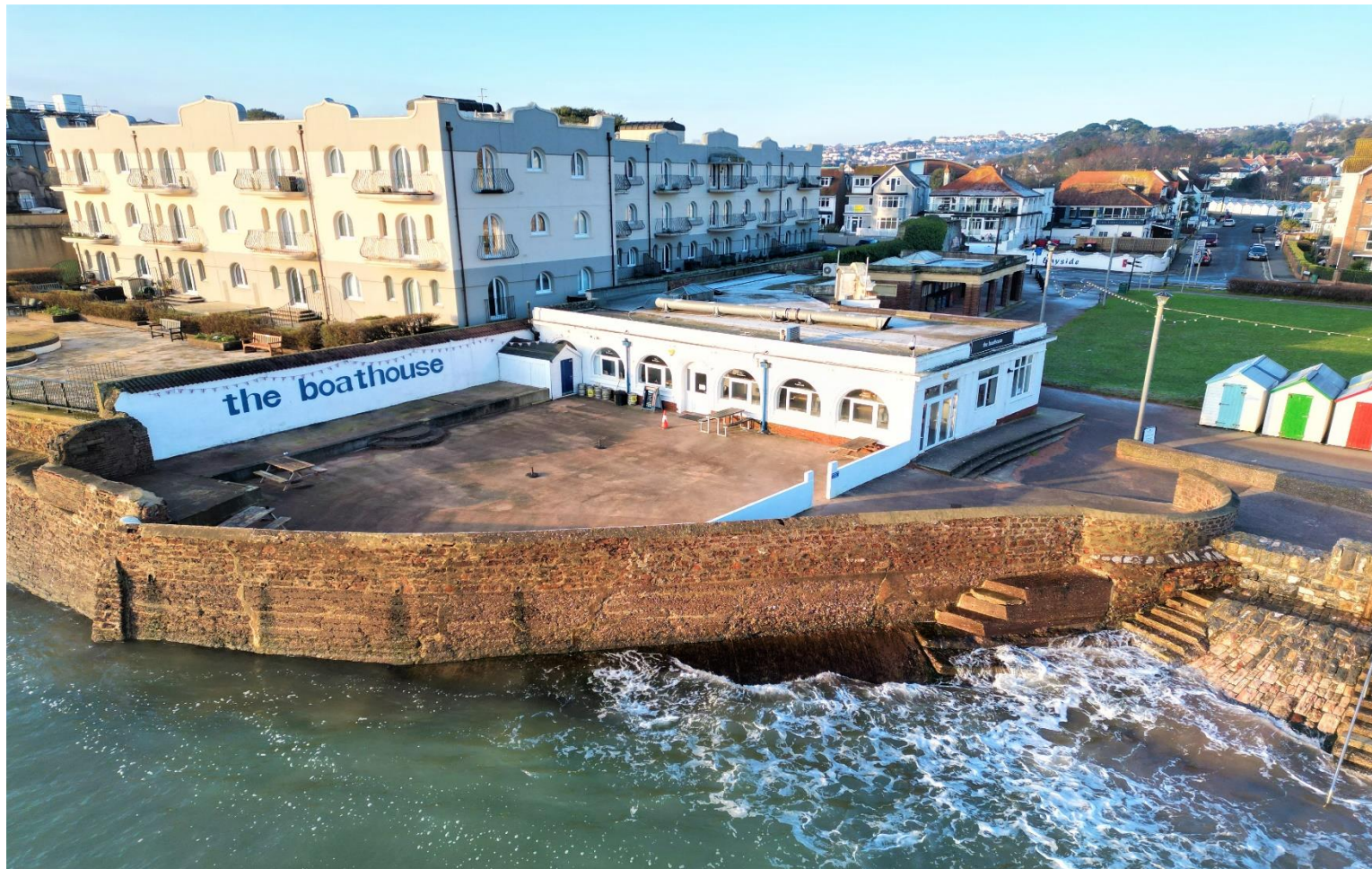
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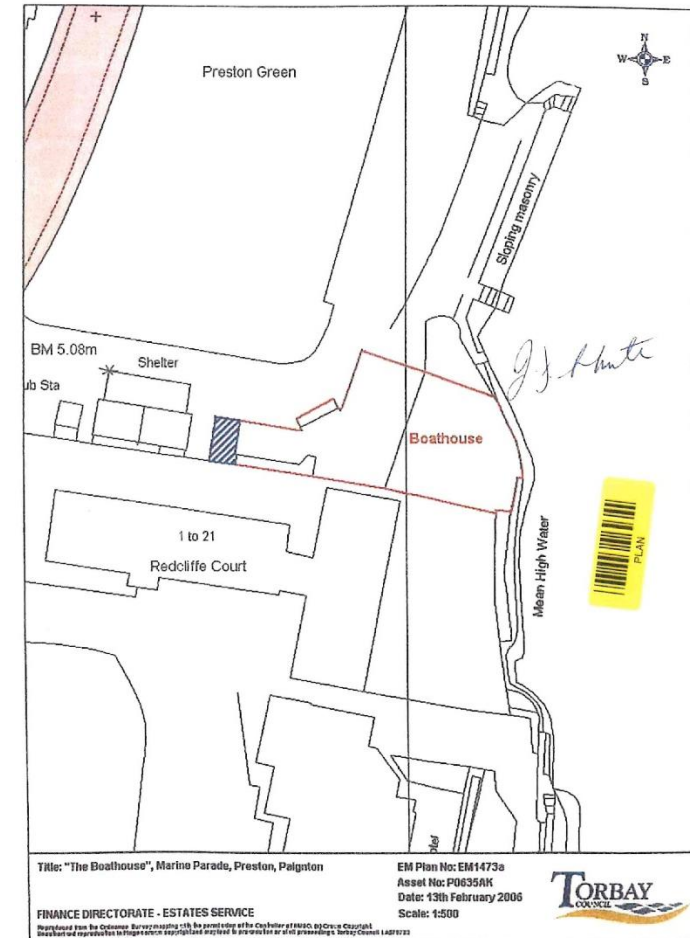
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TQ1 1BB



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