

Beach Bar Diner

Ref No: 3341

Bath Hotel Road, Westward Ho, North Devon, EX39 1GW



Atlantic Bar & Restaurant with Far Reaching Sea Views

Stunning Panoramic views of the North Devon Coast and Atlantic

Capacity for 200 plus Customers Over Two Floors with Conservatory

Possibility to Convert 1st Floor to 2 Letting Units (STP)

Modern, Well Equipped Building & Successful Business

£745,000 Freehold

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk



Beach Bar Diner

Bath Hotel Road, Westward Ho, North Devon, EX39 1GW

LOCATION

Situated in a prime trading position overlooking the newly designed Village Green at the heart of Westward Ho with a panoramic outlook towards the Atlantic Ocean and the Taw and Torridge Estuary with Saunton beyond. The property has possibly the most sensational views of any venue in the North Devon area, looking north and east along the North Devon coastline. Westward Ho is a thriving seaside village located approximately 3 miles from Bideford in North Devon, just off the A39 tourist route and approximately 13 miles from the principle centre of Barnstaple. The village lies at the end of Northam Burrows facing out towards Bideford Bay, home of the Royal North Devon Golf Club, founded in 1864, the oldest golf course in the country, regarded as the 'St Andrews' of the south. Westward Ho has benefited from significant investment over the past two decades with the resort teaming with bars, restaurants and many new housing and holiday let developments.

DESCRIPTION

A purpose built 2 storey, state of the art, modern property built within the last few years, seating 90 customers to the first floor, 60 customers to the ground floor with an additional 60 seats outside on a fully enclosed paved patio which has a retractable electronically controlled roof, a major investment in 2018 which has greatly enhanced the size of the venue. The property benefits from a lift from ground to first floor, ample cloakroom and storage facilities as well as a cellar to the ground floor and a well-equipped modern commercial kitchen to the first floor.

The accommodation comprises:-

GROUND FLOOR MAIN TRADING AREA

A light, airy and spacious trading area with a nautical interior décor theme seating circa 60 at a number of 'distressed' timber tables with upholstered bench style seating. Stripped wood flooring and centrally positioned timber topped and fronted **BAR SEVERY**

SEPARATE SEATING AREA

With leather sofas, coffee tables and free standing cast iron wood burner.

CONSERVATORY

Accessed from the main trading area through sliding doors. Seating at timber tables and matching chairs with views over the green and beach. This structure has been recently installed and benefits from a retractable roof.

COMMERCIAL KITCHEN

Fully equipped with extraction.

PIZZA OVEN AREA

(Extended in 2018)

TAKEAWAY KIOSK

LIFT

FIRST FLOOR TRADING AREA

Continued in the same style, providing circa 90 cover, with stunning elevated panoramic views over the beach and bay towards Saunton Sands.

SECOND COMMERCIAL KITCHEN

Well-equipped.

OUTSIDE CHILDRENS PLAY AREA

REAR CAR PARK

With 5 spaces. N.B. There is a council car park only a 100 yards from the premises.

GENERAL INFORMATION

RATEABLE VALUE

2017 List £33,000. Please note this is not rates payable. For more information we advise you contact the Local Billing Authority.

BUSINESS

The property and business is owned and operated by a local family and is a well-established restaurant popular with the huge influx of visitors to the North Devon coast each year and also the locals and residents of the surrounding towns of Bideford and Barnstaple.

The family friendly restaurant provides tasty, affordable meals with a pizza speciality. The bespoke pizza has proved very popular and produces delicious home cooked pizzas which attract rave reviews.

The venue is also a popular place to hold functions given the open plan layout and size of the building. The added attraction of almost 180-degree sea views make the Beach Bar Diner a great place to hold birthday parties, family gatherings or weddings.

Due to our clients other business commitments the business opens only on a seasonal basis however there is huge untapped potential for year round opening. We have been verbally advised that the business has the capacity to take up to £50,000 per week in the height of

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk





Beach Bar Diner

Bath Hotel Road, Westward Ho, North Devon, EX39 1GW

the summer. It is located in possibly one of the best tourist trading positions in North Devon and next door to a modern development of luxury apartments with ground floor shops including a confectionery shop, kite surfing shop, fashion shop and Westward Living Furnishing/Homeware shop. Almost opposite is the new West Beach development which is due to be completed in Spring 2019 bringing a further 167 timeshare apartments to the immediate area. The premises hold a Public Entertainment Licence.

TENURE

Freehold

Alternatively, our client would consider leasing the property to bona fide interested parties with collateral and experience. Further terms to be negotiated – please contact Bettsworths for further information.

We understand that our client has opted to charge VAT. All interested parties should make their own enquiries to HMRC.

PLANNING

The owner has a positive 'Pre-Application' letter from the Local Authority indicating that they would potentially support an application to convert the first floor to 2 residential units (subject to a formal planning application). This could provide either 2 holiday let apartments which would generate significant rental income or alternatively the owner could retain one of the flats as owner's accommodation and let the other.

For further information please contact Matt Bettsworth on 01803 212021 or email: matt@bettsworths.co.uk

SERVICES

We have been informed the premises are connected to all mains services.

INVENTORY

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

STOCK

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

VIEWING

Strictly by appointment through the selling Agents Bettsworths.

EPC RATING C



Interested in this property?

T.01803 21 20 21 bettsworths.co.uk



Beach Bar Diner

Bath Hotel Road, Westward Ho, North Devon, EX39 1GW



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 2120 21 bettesworths.co.uk

