

For Sale

The Beach House , Marine Drive, Widemouth Bay,
Bude, Cornwall EX23 0AW

Offers in excess of £2.3 million



Summary

- Spectacular beachfront property with panoramic sea views
- Mix of business accommodation with residential above
- The nature of the property offers scope to generate various income streams
- Majority subject to tenancy with vacant possession October 2026
- Positive Pre-App received for up to 21 apartments on whole site
- Private access to Widemouth Bay and the South West Coast Path

Location:

Widemouth Bay is a highly sought-after area located on Cornwall's north coast, in close proximity to the coastal town of Bude. It is renowned for its expansive sandy beach, which is a prime year-round surf spot.

Widemouth Bay itself offers a range of facilities and amenities, including: Black Rock Café, the Bay View Inn, Sanparks Campsite and Widemouth Bay Café.

The A39 Atlantic Highway is less than 1 mile from the property, facilitating access south to Wadebridge and north to Bideford and the North Devon link road. To the east of the property is the town of Launceston, which provides a junction with the A30 dual carriageway. This connects Truro to Exeter and the M5 motorway.

The nearest Railway station is at Okehampton, approximately 30 miles away, which offers services to Exeter St Davids and connections to Great Western mainline Services to London Paddington and Penzance. Newquay airport is approximately 37 miles away, which has regular flights across the UK and Europe. Destinations include Faro, Malaga, Edinburgh, London, Alicante and the Scilly Isles.

Description:

The property is located on the seaward side of Marine Drive. It consists of numerous residential and commercial aspects. Vehicular access is provided off Marine Drive and pedestrian access is provided directly from Widemouth Bay.

The original three-storey property is located in the centre of the site, which has had various elements added over the years. This building accommodates the restaurant with the B&B/Guest House rooms above. The surf shop lies adjacent to this. Car parking for both guests and customers is currently located on site.

The 2-bedroom chalet is located to the rear of the site behind the farm shop, with its own access from the car park. The chalet has an open plan kitchen and dining area with two double bedrooms, both with their own shower room.

The farm shop is accessible separately and consists of a generous retail space, a toilet and a walk-in fridge. The ice cream parlour is located on the path down to the beach.

Planning:

A positive pre-application response regarding the demolition of the existing property and the construction of a mixed-use commercial and residential property consisting of up to 21 apartments (including an affordable contribution) and the replacement of the shop and parking has been obtained.

Data Room:

Please contact the agent for further information.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis. These are based on areas provided via our inspection and from the VOA website.

	sq m	sq ft
Restaurant	590	6,350
Surf Shop	32	344
Guest House	736	7,922
Chalet	85.10	916
Farm Shop	74.21	799
Total	1,517	16,331

Services:

We understand that mains electricity and water are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries. The property is serviced by a private septic tank.

Terms:

For sale via Private Treaty. Offers are invited in excess of **£2.3 million**.

Offers are invited on a Conditional or Unconditional basis.

The current lease in place terminates in October 2026, when vacant possession will be received.

Legal fees:

Each party to be responsible for their own legal fees.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing, please contact the sole agents.

Viewings must be arranged with the agents; strictly no unaccompanied viewings are to be undertaken.





CONTACT THE AGENT

Sarah Wynn

Tel: **07350 450423**

Email: swynn@vickeryholman.com

Mike Easton

Tel: **07527 388045**

Email: measton@vickeryholman.com

Alan Treloar

Tel: **07841 150 714**

Email: atreloar@vickeryholman.com

Truro Office

Walsingham House, Newham Road,
Truro, Cornwall, TR1 2DP



