
Vickery Holman
Property Consultants
Cornwall | Devon | Somerset | Bristol
To Let
Guide rents from base
£300psm/£28 psf
The Beachcomber, The Esplanade, Woolacombe, Devon EX34 7DJ

Summary

- Standout beachfront premises
- Available as whole floor plus terraces or as separate lots
- Eastside - Licenced cafe/restaurant 200 sqm/2153 sqf with terrace
- Westside - 63 sqm/678 sqf for additional leisure/hospitality use
- Situated with direct beach access from boardwalk, village, principle car park and coast path
- Dual roof terraces
- All hospitality & leisure uses considered
- Hand over on practical completion for tenant fit out

Location:

Woolacombe beach is a world class location and consistently recognised as one of the top ten beaches in Europe, with additional worldwide acclaim. Surfing and watersports are the order of the day on the blue flag beach, which is privately owned by the development owners Parkin Estates. Woolacombe is well known as a prime holiday destination with reported day rates of inexcess of 20,000 visitors during the Summer months.

The popularity is year round, with those that choose to visit off season to to enjoy the surfing, natural landscape and walkers undertaking this sector of the South West Coast path. With direct views over the 3 miles of golden sands and in return a higly visible site from the beach, the Beachcomber development is one of the standout opportunities for 2027.

Description:

The Beachcomber development has recreated a landmark building that takes full account of its standout position looking over the golden sands of Woolacombe. Ready for handover later this year for tenant fit out and opening for Spring 2027, there is opportunity to trade from position 'A' for this ever popular location. With existing operators taking on the ground floor (boardwalk) space, our clients focus turns to completing the line up for the upper floor.

The units can be taken individually or combined to as suits different occupational requirements. The units are suitable for uses within Use Class E and will need to compliment existing operators with a leisure and hospitality use.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net / gross internal basis.

The space will be handed over at practical completion for tenant fit out. Westside comprises 63 sqm/678 sqf. Eastside 200 sqm/2153 sqf with side terrace, Both with independent roof terraces if required.

Service charge:

To be confirmed on completion. Services to include communal lighting, refuse and lift maintenance.

EPC / MEES:

To be assessed at practical completion.

Services:

We understand that mains electricity (three phase), water and drainage will be connected to the property. Interested parties should make their own enquiries.

Planning:

Class E use. Delivery to shell and core for tenant fit out. Extraction capability.

Business Rates:

To be assessed and rated by the local authority on completion.

Contact our team of business rates experts if you have a query about the rateable value of this property.

Terms:

All terms are subject to agreement and contract. The owners are seeking a minimum of 7 year terms and will discuss longer tenure on a case by case basis.

Guide rents:
Westside £301psm/£28psf base rent with turnover provision of 7% net sales between £750,000-£1m dropping to 5% for sales in excess of £1m.

Eastside £377/£35psf base rent with turnover rent provision of 7% net sales between £250,000-£340,000 dropping to 5% of any sales in excess of £340,000.

Terrace rents £10psf.

A capital contribution to tenant fit out may be considered subject to tenants business plan and financial circumstances.

Our clients are seeking proposals from interested parties in an off market capacity for review. Interested parties must provide details of their experience, business plan and proof of funding to support their proposal. Applications will be will be reviewed pending formal interview.

Legal fees:

The ingoing tenant is responsible for their own legals fees and a contribution of £750 plus VAT toward the landlords legal fees. Contribution payable prior to issue of draft lease terms.

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. CGIs and plans credit to https://www.mearsarchitects.com/

CONTACT THE AGENT

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Balliol House, Southernhay Gardens,

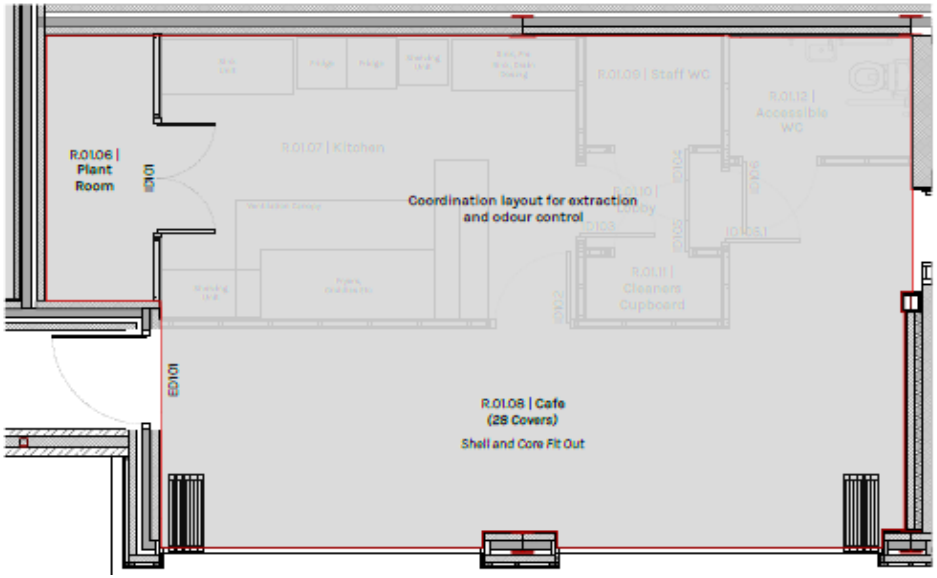
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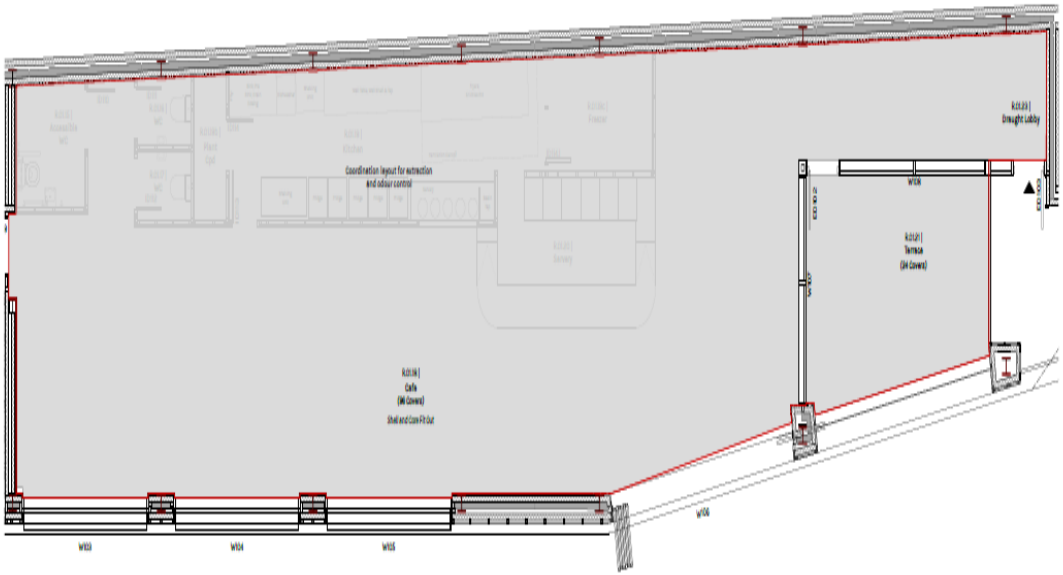
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Westside Unit



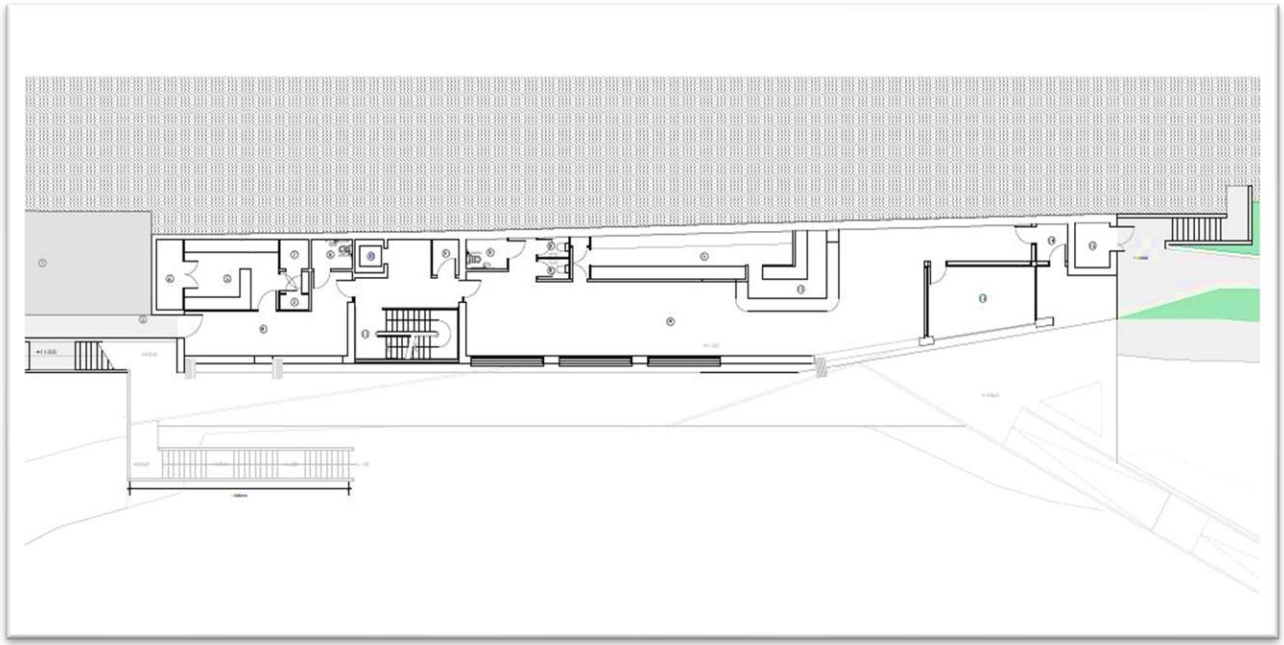
Eastside Unit

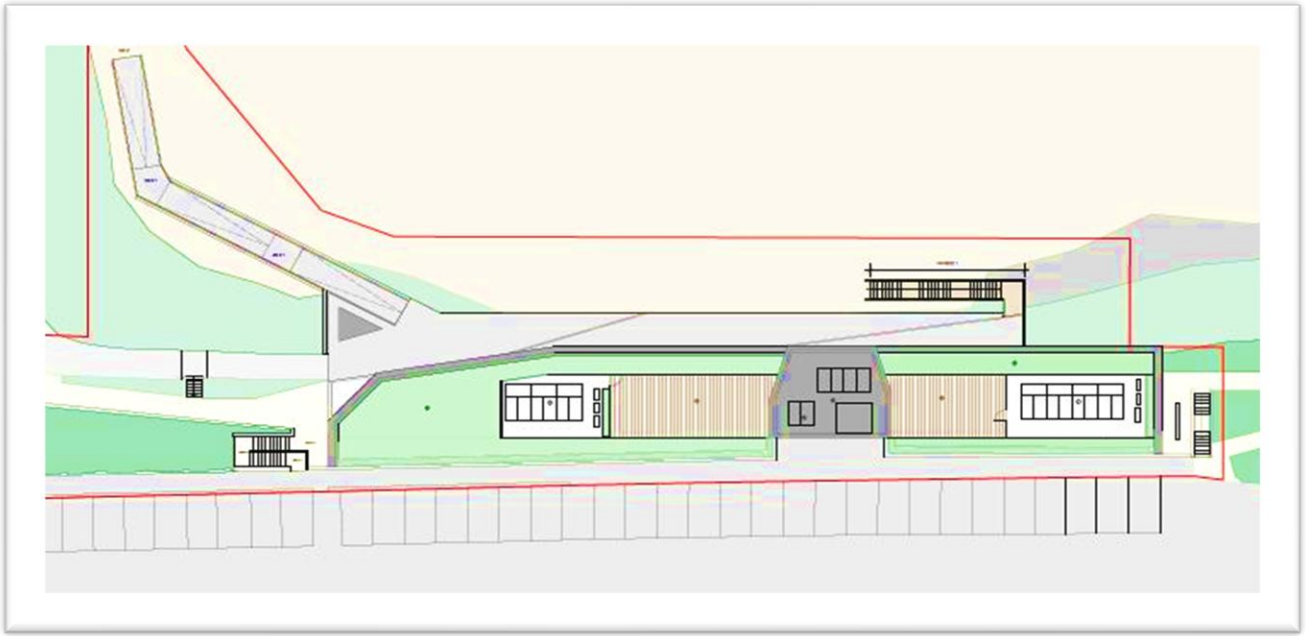
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Floor Plans

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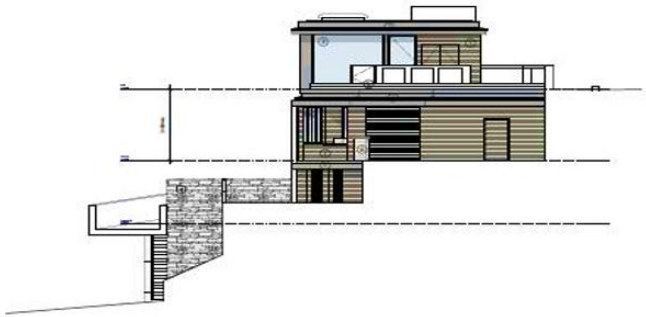
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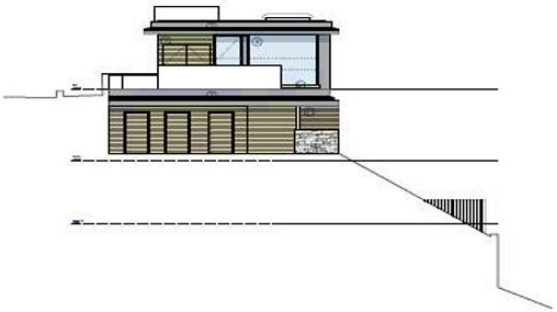
Proposed South Sectional Elevation
Scale 1:100@A1



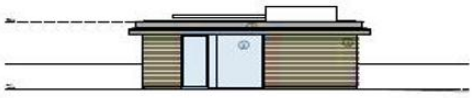
Proposed South Elevation
Scale 1:100@A1



Proposed East Elevation
Scale 1:100@A1



Proposed West Elevation
Scale 1:100@ A1



Proposed North Elevation
Scale 1:100@A1

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