



**RARE OPPORTUNITY TO ACQUIRE RESTAURANT / BAR  
PREMISES IN WOOLACOMBE OVERLOOKING BEACH**

**KNOWN AS**

**BRUNDLE'S BAR AND RESTAURANT,  
BYRON, BEACH ROAD, WOOLACOMBE,  
NORTH DEVON, EX34 7FG**

For Sale By Private Treaty Subject to Contract

- ***Highly prominent trading location on main arterial road and overlooking Woolacombe beach***
  - ***Extensive glazed frontage and decked seating area***
- ***Currently configured as 2 adjoining areas, bar and main restaurant, serviced by extensive commercial kitchen and back up facilities***
- ***Restaurant and kitchen areas totalling 6,366 sq.ft (592 sq.m) plus front decked dining area***
- ***Suitable for alternative configuration but currently inside dining for 180 covers and outside 90 covers***
- ***Sold with existing fixtures and fittings including kitchen extraction, air conditioning***
  - ***Suitable to be split and operated as 2/3 venues, subject to necessary consents***

**PRICE: Offers are invited in the region of £1,650,000 for the Long Leasehold interest**

### **LOCATION**

Woolacombe is well known as a very popular destination for family holidays, thanks to its long sandy beach (consistently recognised by bodies such as TripAdvisor as one of the best in the UK), good surf, range of family amusements, and natural beauty. Though this large village's resident population is small at around 1,000, a very healthy year-round tourist trade helps support a range of businesses including independent shops, cafes, pubs and restaurants, and Woolacombe continues to attract large amounts of investment. North Devon's commercial centre of Barnstaple is just 12 miles away, and the notable towns and villages of Ilfracombe (5 miles) and Croyde (4 miles) are also nearby. A bus service runs from Woolacombe to Barnstaple, Ilfracombe, Combe Martin and Morteohoe.

### **THE SITUATION**

The property is situated in the heart of

Woolacombe Village and occupies a prominent location on the main arterial road into this coastal resort. Its slightly elevated position means it has views over the village, beach and sea. There are a variety of mixed retail and leisure users in the immediate vicinity including family attractions such as crazy golf and amusements, as well as the restaurant forming part of the site known as Byron Woolacombe Holidays, being a complex of luxury self catering apartments with on site leisure facilities.

### **THE PROPERTY AND CONSTRUCTION**

The premises has extensive glazed frontage as well as feature decked area overlooking Woolacombe beach. The split level premises extends to approximately 6,366 sq.ft (592 sq.m) providing inside covers for approximately 180 and outside dining space for a further 90 covers, with the restaurant serviced by a fitted kitchen

which is open fronted to the restaurant area with a variety of back up, storage and preparation space to the rear. Internally, there is an island bar and booth seating with steps to the main restaurant area, with both areas having direct areas to decking areas overlooking Woolacombe beach. Considerable capital was spent on the infrastructure of the premises including air condition, kitchen extraction etc.

### **THE PROPOSAL**

Our clients are inviting offers for the Long Leasehold interest, originally 250 years with approximately 245 remaining and a peppercorn rent. There is a service charge of approximately £6,000 pa for upkeep and maintenance of common parts as well as buildings insurance.

### **THE BUSINESS**

Although not currently operation due to personal circumstances, the business previously traded as a 'high end' restaurant although is suitable for a wide range of trading styles, as well as being split into 2 or 3 smaller units, subject to necessary consent. Turnover for previous years have been £670,000 and £773,000 with the business in its relative infancy at these stages.

### **ENERGY PERFORMANCE CERTIFICATE**

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

### **RATES**

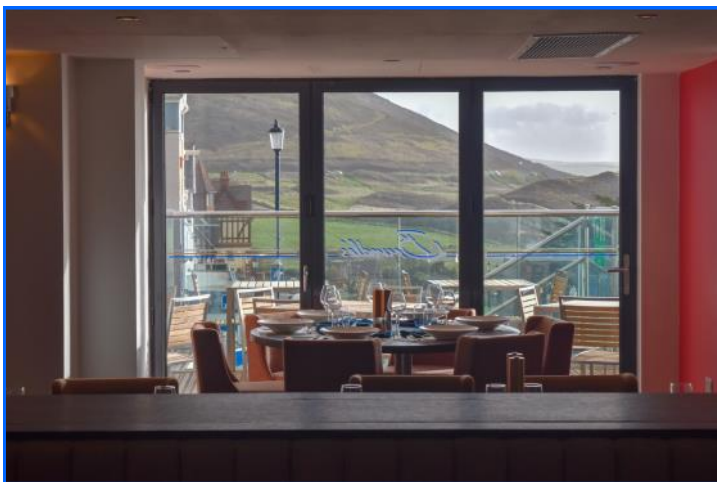
We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2017 Listing): £45,750 Rates

Payable: £22,967 based on uniformed business rate of 50.2p in the pound. As from April 2017 properties with a rateable value of £12,000 or less will be eligible to apply for 100% business rates relief. Occupiers may qualify for reliefs and are advised to make their own enquiries of North Devon District Council.

### **VAT**

If applicable, at the prevailing rate.





**IMPORTANT NOTICE**

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of JD Commercial has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of JD Commercial, nor into any contract on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

**PROPERTY MISDESCRIPTIONS ACT 1993**

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

**VIEWING**

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW  
 TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

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