

SEAFRONT RESTAURANT

Units 1-3 Beachcliff, The Esplanade, Penarth, CF64 3AS

LEASEHOLD: NIL PREMIUM **ANNUAL RENT: £100,000** | **REF: 3460480**

CHRISTIE & CO

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KEY HIGHLIGHTS

- Near to Pier with sea views
- Stylish high specification restaurant
- Large well equipped kitchen
- Outside seating
- Private dining area
- Energy Rating: B



DESCRIPTION

The restaurant is housed within a modern, purpose-built commercial unit designed for hospitality operators and part of the Esplanade restaurant development. The full-height glazed frontage creates a bright, welcoming space and maximises natural light and sea views.

The property sits on the ground floor of a grand sympathetically redeveloped former Edwardian building that stetches along the Esplanade and where there are other hospitality venues at street/ground level.

Internally there is an open-plan dining area, a fully equipped commercial kitchen, a bar/service area, and a private dining space.

Externally there is outside seating for diners to enjoy during the summer months.

LOCATION

The restaurant occupies a highly sought-after seafront position on The Esplanade in Penarth, offering superb visibility and uninterrupted views across the Bristol Channel, making the restaurant a strong draw for both locals and visitors to the promenade.

The restaurant sits just steps from the iconic Penarth Pier, one of the town's best-known attractions and a major generator of footfall throughout the year.

Penarth itself is one of the Vale of Glamorgan's most desirable coastal towns, known for its Victorian and Edwardian architecture, vibrant town centre and thriving café and dining scene. The Esplanade is a key leisure destination, attracting families, walkers, day-trippers and visitors from Cardiff and beyond.

The location benefits from excellent transport links. Penarth Railway Station provides regular services into Cardiff Central, placing the Welsh capital within easy reach for both customers and staff. The town also enjoys strong road connectivity to Cardiff Bay, central Cardiff and the wider Vale of Glamorgan, ensuring steady visitor numbers year-round.

TENURE

A brand new lease is being offered at an open market rent of £100,000 per annum.

INTERNAL DETAILS

- Restaurant (c. 95)
- Private dining area
- Bar
- Commercial kitchen
- Walk in cold storage
- Utility/wash up area
- Customer WCs
- WC

EXTERNAL DETAILS

There is an outside seating area to the front of the restaurant and the landlord is making application to extend this to cater for up to 120 covers.

THE OPPORTUNITY

This opportunity offers a new operator the chance to take over a prime seafront restaurant on Penarth's Esplanade, with exceptional views over the Bristol Channel and heavy footfall. The modern, purpose-built unit forms part of the range of hospitality offers along the Esplanade and it has a strong, visible waterfront presence popular with customer.

The open-plan dining room, full commercial kitchen, private dining capability and bright glazed frontage create a flexible, ready-to-trade space suited to a wide variety of food offers including seafood, brasserie, café or casual dining concepts.

Penarth is an affluent coastal market and so this high-visibility seafront opportunity is located in one of South Wales' most desirable coastal dining locations, ideal for an individual or multi-unit food operator looking to create a destination venue.

BUSINESS RATES

Rateable Value effective from 1st April 2026: £21,500. Interested parties can obtain the latest rating information about this property by visiting www.gov.uk or contacting the relevant local authority.

REGULATORY

Premises Licence.

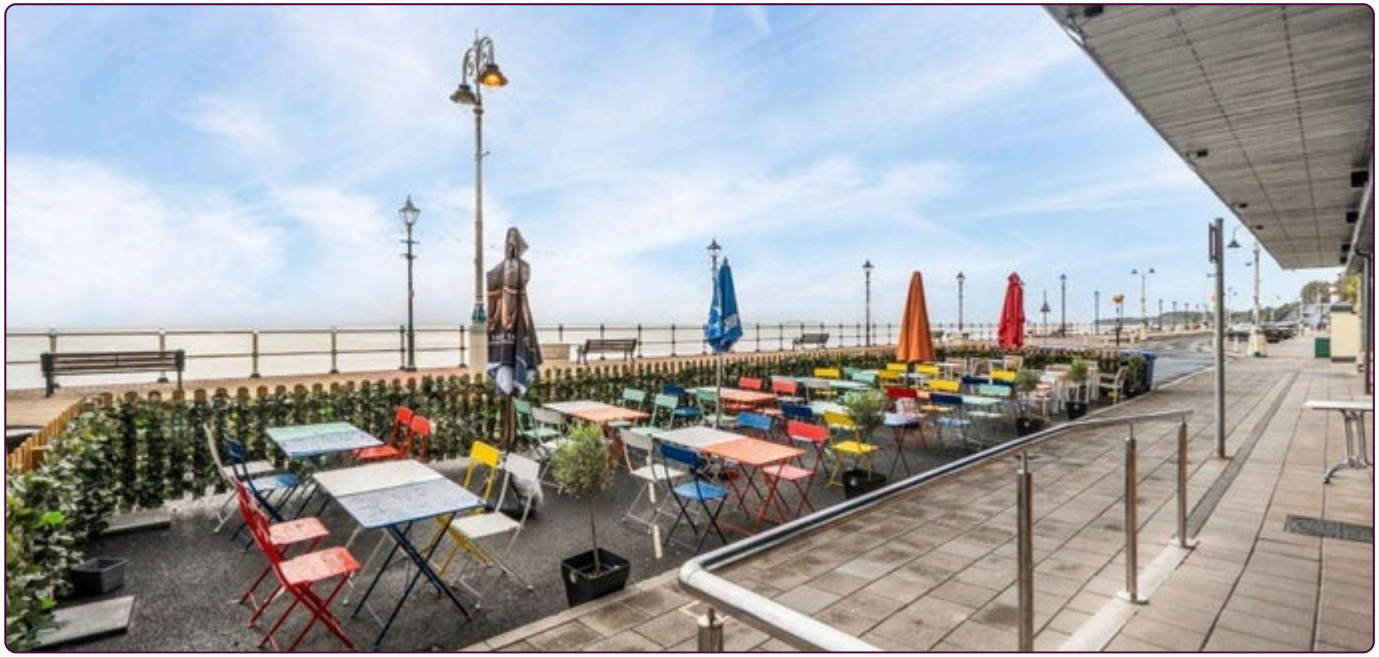








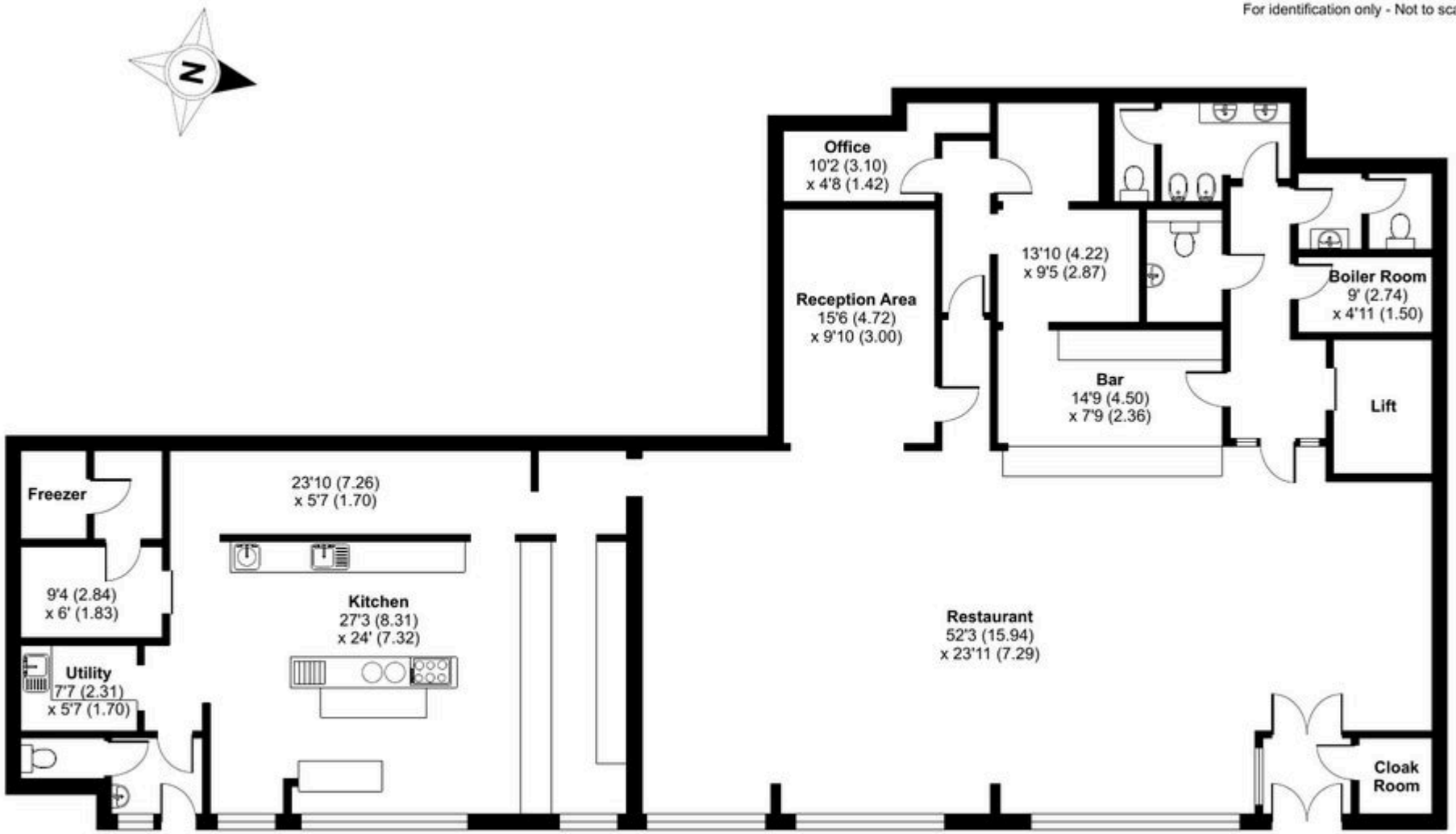




The Esplanade, Penarth, CF64

Approximate Area = 3149 sq ft / 292.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Christie Owen & Davies Plc. REF: 1406838

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DEBT & INSURANCE ADVISORY

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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