

THE BELGRAVE BEEFEATER

Belgrave Road, Torquay, Devon, TQ2 5HE

LONG LEASEHOLD: £800,000 PLUS VAT | REF: 3460488

KEY HIGHLIGHTS

- Long Lease, expiring 2999
- Adjacent to 140 premier inn rooms
- c.332 internal covers / 200 external
- Opposite Torquay sea front
- Two internal trading areas
- Energy Rating: B



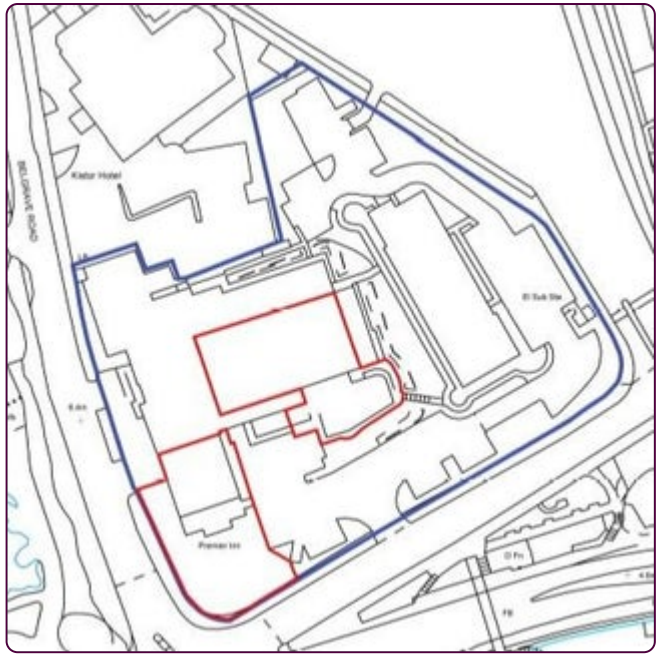
LOCATION

The property is situated in the coastal town of Torquay, forming part of the English Riviera in South Devon. The site occupies a prominent position within a busy commercial and leisure area, benefiting from strong visibility and accessibility.

Torquay town centre is located a short distance away, offering a wide range of retail, dining and leisure facilities, alongside a vibrant harbour and marina that attract significant visitor numbers throughout the year. The surrounding area includes a mix of hotels, holiday accommodation and residential neighbourhoods, supporting both a strong local catchment and seasonal tourist trade.

The town is well connected via the A380 South Devon Highway, providing direct access to Exeter and the M5 motorway, while Torquay railway station offers regular services to regional and national destinations. The wider area is well known for its beaches, coastal walks and attractions, including Paignton Zoo and Babbacombe Model Village.

Overall, the property benefits from a highly attractive and accessible seaside location, supported by a combination of year-round local demand and substantial tourism.





DESCRIPTION

Beefeater, Torquay is a long leasehold restaurant premises occupying a prominent position within this busy coastal resort town on the English Riviera. The property benefits from a highly attractive seaside location, combining strong year-round local trade with significant seasonal tourism, supported by its proximity to Torquay town centre, harbour and marina, as well as excellent road links via the A380 to Exeter and the M5.

The site comprises two bar areas with a variety of seating arrangements, providing approximately 98 and 224 covers respectively, together with a fully equipped commercial kitchen, walk-in fridge and freezer, cellar and ample storage areas, with sea views from the principal trading areas. Externally, the property features prominent front gardens arranged as patio and lawn seating, offering approximately 200 covers and enjoying sea views.

The site adjoins a 140-bedroom Premier Inn, further enhancing footfall, and is held on a long leasehold basis with approximately 973 years unexpired, representing a rare and well-located coastal hospitality opportunity.

* Sale price is subject to VAT

INTERNAL DETAILS

The internal trading area comprises two bar areas, both with a variety of seating arrangements, providing approximately 98 and 224 covers.

The ground floor also includes a fully equipped commercial kitchen, including a walk-in refrigerator and walk-in freezer. The lower levels include ample storage rooms and the cellar. There are sea views from the front of the restaurant areas.

EXTERNAL DETAILS

All the external seating is to the front of the site, split into two areas, one patio and one patio and lawn, totalling approximately 200 covers. There are sea views from the gardens.

STAFF

The sale is subject to TUPE - Transfer of Undertaking (Protection of Employment), all staff will transfer with the business on completion. Anonymised schedules will be available in the data room for review by qualified parties only.









TRADING INFORMATION

Trading information is available exclusively to qualified buyers via a secure data room. Access is subject to the execution of a signed Non-Disclosure Agreement (NDA). For further details, please contact the appointed agent.

TRADING HOURS

Opening times
Mon-Fri 06.30am - 11.00pm
Sat-Sun 07.00am - 10.30pm

FIXTURES & FITTINGS

The trade fixtures and fittings are included in the purchase price. Certain items bearing corporate identity, brand name, third-party owned or on the excluded list (see "Terms of Disposal" document) may be removed from the property prior to, or shortly after, completion.

THE OPPORTUNITY

This represents a rare opportunity to acquire a fully fitted, large-scale licensed restaurant within a proven trading location.

The property offers:

- A turnkey operation, significantly reducing initial capital expenditure.
- Continued use as a family dining venue, capitalising on the established layout.
- Potential for alternative branded or independent concepts, subject to the necessary consents.
- Scope to enhance trade through extended hours, outdoor activation, or menu repositioning.

TENURE

This is an opportunity to acquire a long lease, fully repairing and insuring, ending in 2999.
More edtails can be found in the data rooms.

REGULATORY

Premises Licence.





OTHER INFORMATION

Click Here for Terms and Conditions

Boundary Plans

- Restaurant Only Disposal – The plans edged in blue are provided as a guide to Whitbread's property ownership. The boundary edged in red is the demise that will transfer as part of the freehold, long leasehold, or shorter leasehold transaction.
- Whole Site Disposal – the plans edged in red are a guide to the property's boundary only. Please seek your own legal advice in respect to the ownership plan.
- Stacked Sites – where the restaurant sits directly below the hotel, the access from the Hotel reception will be closed off, with access directed through the main restaurant entrance.

- Service Charge (excluding Whole Sites) The buyer will be expected to pay a service charge, to cover common areas and grounds maintenance and repairs on a proportional basis.
- VAT - will be calculated if the property has living accommodation at 90% or 100% if not and will be added to the purchase price. If the transaction is deemed to be a Transfer of a Going Concern (TOGC), VAT will not be payable.



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DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

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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