



Extremely well presented and fully equipped licensed café bar and restaurant occupying a prime trading position in a desirable and vibrant town centre trading location. Offering a first-class purpose fitted lock-up premises. Opportunity to develop the style of trade and cuisine. Attractive air conditioned premises with Main Restaurant and Bar Area (30) with ample space for more covers, Commercial Catering Kitchen with Extensive Ancillary Facilities. Impressive fully licensed premises offering tremendous potential.

**RESTAURANT & BAR PREMISES
32 THE STRAND, EXMOUTH, DEVON, EX8 1AQ**

LEASEHOLD: £29,000

REF: 2164

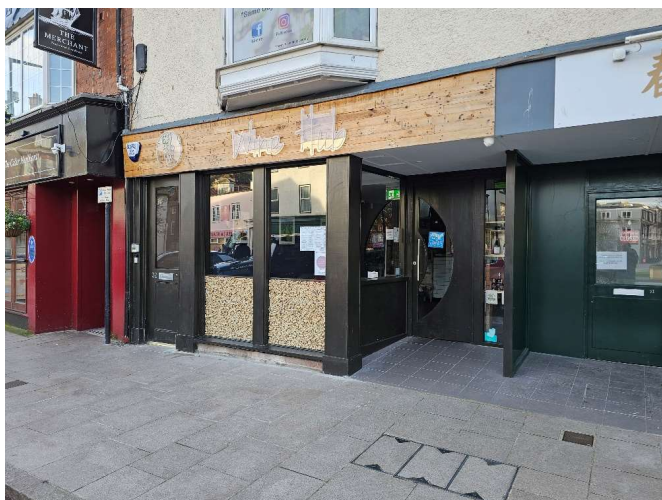
The Gallery, Kings Wharf, The Quay, Exeter, Devon, EX2 4AN Tel: 01392 201262

Email: info@stonesmith.co.uk Web: www.stonesmith.co.uk

Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Stonesmith for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Stonesmith has any authority to make or give any representation or warranty whatever in relation to this property. The word "property" throughout shall include business and trade contents if appropriate.

THE PROPERTY

An impressive and recently refurbished lock-up restaurant and bar premises, boasting a prominent town centre trading position. The premises have undergone a comprehensive and stylish refurbishment to an exceptionally high standard throughout in the last 4 years and was a well-regarded, high-quality licensed café bar and restaurant, prior to closure in 2025. Offering modern contemporary furnishings and décor and occupying a vibrant town centre trading location, 32 The Strand provides an exceptional operating environment being furnished and fully equipped and offering potential for incoming operators to develop their own style of trade and cuisine, to suit their own requirements. These impressive modern restaurant and bar premises briefly comprises: - Attractive air-conditioned Main Restaurant with Central Bar Servery Area currently seating 30+ with ample space for more covers, well equipped Commercial Catering Kitchen, Ancillary and Welfare Facilities including 2 walk-in fridges/freezers. A viewing of 32 The Strand is strongly recommended to fully appreciate all aspects of this extremely well presented town centre bar and restaurant, which is fitted out to a high standard at considerable cost. **Please note that the Wine Hub name and branding will be retained by our clients, as this is used in association with their other business.**



SITUATION

32 The Strand occupies a prominent trading position, enjoying all the considerable commercial advantages of a prime trading position amongst other complementary businesses and being situated in the centre of the popular and busy East Devon coastal town of Exmouth. The premises front The Strand, a large public square which is the focal point of the town centre. Exmouth is a sought-after coastal resort town situated on the Jurassic coast and designated as a World Heritage site by UNESCO. Exmouth has a resident population of around 48,000, although this increases substantially during the busy summer months. Exmouth's sandy beach has been

long regarded a tourist attraction in its own right, stretching for around 2 miles. The cathedral city of Exeter with its easy access to the M5 motorway, intercity rail links and international airport is approximately 12 miles to the North West.



INTERNAL DETAILS

Glazed frontage with recessed entrance door leading into **Front Restaurant/Bar Area** an attractive seating/bar area with tiled flooring, air conditioning, range of freestanding wooden topped tables and quality dining chairs comfortably seating 8 customers with a further potential seating area. Substantial tiled fronted **Bar/Customer Servery** with over counter, non-slip flooring, display and storage shelving, preparation space, cake/dessert display fridge, triple glass fronted bottle fridge, single glass fronted bottle fridge, stainless steel sink unit, commercial coffee machine, coffee grinder, commercial glasswasher, under counter fridge, storage cupboards, wall shelving and an upright freezer. **Rear Restaurant/Bar Area** a continuation in style and theme with wood effect flooring, air conditioning, range of freestanding wooden topped tables, upholstered chairs and extensive upholstered perimeter seating comfortably for 22+ customers with ample space for more covers. **Ladies, Gents and Accessible WC's**. **Commercial Catering Kitchen** with non-slip flooring, fully clad walls, fitted with a comprehensive range of commercial catering equipment to include:- extractor system with stainless steel canopy over, twin table top deep fat fryer, flat top grill, commercial microwave oven, preparation worksurfaces, 2 door commercial counter fridge unit with saladette over, stainless steel shelving, racked shelving, plate warming cabinet, serving gantry with warming lamps, Lainox combi oven and stainless steel hand basin. **Storeroom/Wash Up** with tiled flooring, clad walls, stainless steel workbenches, racked shelving, stainless steel deep bowl sink unit, commercial dishwasher, stainless steel wall shelving, **Walk-In Fridge/Freezer** and a further **Walk-In Fridge**.



EXTERNAL DETAILS

There is a **Bin Store Area** to the rear of the property.

THE OPPORTUNITY

Previously the business traded as a busy independent caf  bar and restaurant and is fully licensed. The premises boast a prominent town centre trading position and our clients have completely refurbished and refitted the premises to an extremely high standard throughout and consequently it is presented in excellent order and offers a purpose equipped and fitted catering/hospitality business opportunity in a sought-after East Devon coastal town. **The premises are being sold without the name Wine Hub as this will be retained by our clients as it is used with their associated business.**



POTENTIAL

There is an opportunity for incoming operators to develop their own trading style and cuisine and to trade in a manner to suit their own personal requirements. The opportunity will undoubtedly thrive in the hands of "hands on" owner operators, especially those with experience and/or a background in the catering industry. There is also possibility of external seating, subject to the decision of the local authority. An early appointment to view is highly recommended in order to fully appreciate all that this impressive opportunity has to offer.

PREMISES LICENCE

The premises benefits from a premises licence issued by East Devon District Council permitting the sale of alcohol from 9am until 11pm, 7 days a week.



BUSINESS RATES

The rateable value from 1 April 2026 is £19,500. Please note that this is not the amount payable. Further details available upon request.

SERVICES

All mains services, except for gas, are connected to the property.



PRICE & TENURE

£29,000 for the leasehold interest and the trade inventory. The premises are offered by way of a new free of tie private lease for a minimum period of 10 years, at a commencing rent of £18,000 per annum (£346.15 per week). The lease will have repairing and insuring obligations.

EPC

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VIEWINGS

Strictly by appointment with the vendors Sole Selling Agent. Tel:(01392)201262. Email:info@stonesmith.co.uk

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, the purchaser will be required to provide identification and proof of address. Your assistance is appreciated.



Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.