



# Cafe at The Dolphin Hotel

Fore Street, Beer, Seaton, Devon, EX12 3EQ



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**Fantastic, Newly Created Opportunity for Experienced Operator**  
**New Cafe Premises with Attractive Trading Space to the Side of The Existing Hotel • Over 120m<sup>2</sup> (1,280 sq ft) of Space**  
**Blank Canvas for New Business Start Up • Prominent Trading Pitch Ready to Trade for the 2024 Season**

## LOCATION

Beer, Devon's best kept secret, is a pretty seaside fishing village built around a small cove in a valley between prominent white cliff of the east Devon coastline. Beer is approximately 2 miles off the A3052 and lies between Seaton and Branscombe at the heart of Lyme Bay on the world heritage Jurassic Coast in an area of Outstanding Natural Beauty. The village is generally unspoilt and the main street winds down to beach, with many individual shops, catering establishments, galleries etc on either side of the road. The cafe at the Dolphin Hotel is situated at the right-hand side, approximately 500 yards from the beach. The nearby Beer Quarry and Cave, New Millennium Gardens, Seaton Tramway and the Donkey Sanctuary are just a few popular tourist attractions, which bring many visitors to the area throughout the year. There is still a small fishing fleet which operates off the picturesque beach to this day.

## DESCRIPTION

The Dolphin Hotel is an impressive historic hotel, situated a few minutes away from the beach. This 23 bedroom hotel is long established, and owner's Hall & Woodhouse have decided to let part of the ground floor space to a cafe operator. The light and airy space will be ideal for cafe use, with access off Fore Street and a highly visible position. The dedicated area runs to 119m<sup>2</sup> (1,280 sq ft) with a feature bay window to the front and main door access to the side. Hall & Woodhouse intend to assist a tenant in rearranging the space to suit a cafe use. These works will form part of wider negotiations whilst agreeing terms. The well presented existing ladies and gents cloakrooms at the rear will remain as they are, and there is access from the rear of the property to the unit via a small outside patio area. In addition to the allocated demise there is additional storage space which could be made available if required.

## TENURE

Owners Hall & Woodhouse will be looking to create a 5-year fixed term lease, excluded from the Security Provisions of the 1954 Landlord and Tenant Act. Internal Repairing and Insuring only, at a guide rent of £20,000 - £25,000 per annum. The Landlord will consider a stepped rent and all proposals will be considered on a case-by-case basis; depending on the level of works required. A partial restrictive trading style covenant will need to be agreed; this is likely to restrict the sale of alcohol on the premises and will include an agreed format of food offerings in order not to compete directly with the Hotel. The unit will be available from February 2024, in a shell finish ready for the tenant to decorate. Further fit out requirements to be agreed.

Ref No: 4802

Nil Premium, Guide Rent of £20,000 - £25,000

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EXISTING LAYOUT



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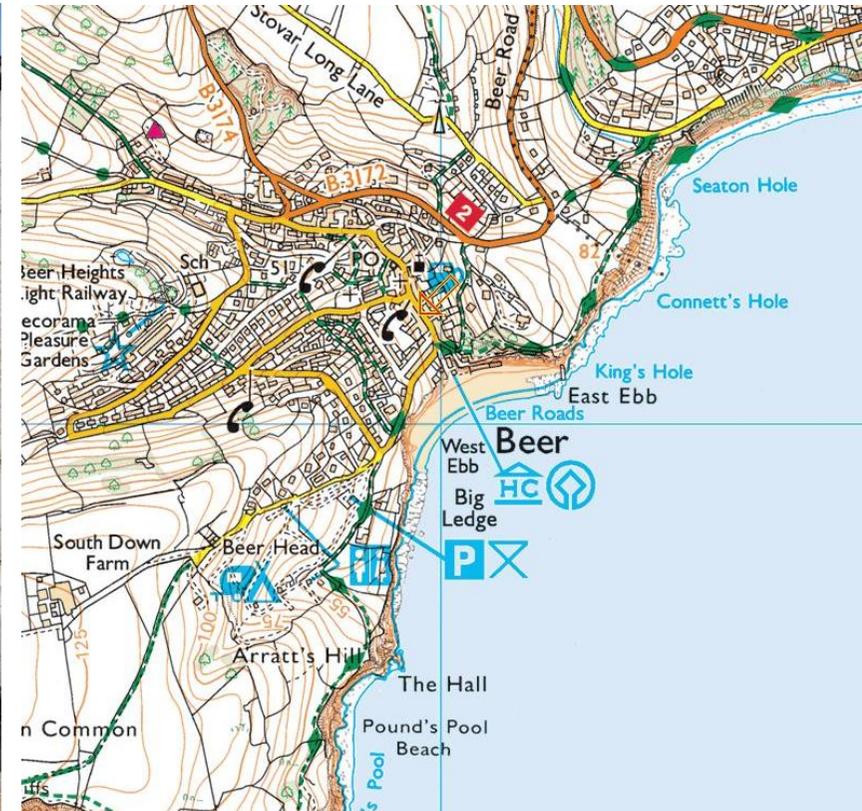






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