

Leasehold For Sale

Stunning Waterfront Restaurant in the Heart of Salcombe

- Situated in Island Street, Salcombe
- Hugely popular family run business
- Trading seasonal during evenings only
- Turnkey restaurant with internal covers 60+
- Full external decking for 60+ guests
- Panoramic estuary views
- Full commercial kitchen and ancillary areas
- EPC commissioned

Leasehold Price: **£150,000**

Rent: **£37,500 Per Annum**



Primo Pizzeria

Primo, Unit 4, Hannaford's Landing, Island Street, Salcombe, Devon, TQ8 8FE

Ref: CD-10276

Summary

Primo Pizza represents an exceptional opportunity to acquire a fully fitted and highly regarded artisan pizzeria in the heart of Salcombe.

Renowned for its authentic artisan pizzas and well-curated drinks offering, the restaurant provides covers for 60+ internally, complemented by a substantial estuary-facing decking area seating a further 60+ guests. The seamless indoor-outdoor layout, quality fit-out and strong visual presence create a vibrant yet relaxed dining destination in one of the South West's most sought-after coastal towns.

Salcombe is one of the South West's most desirable and affluent coastal towns, renowned for its stunning estuary setting, sandy beaches and strong seasonal appeal. Situated within the South Hams district of South Devon, the town attracts a mix of sailing enthusiasts, holidaymakers and second-home owners, creating a vibrant and high-spending customer base.

Famous for its sailing heritage and picturesque waterfront, Salcombe enjoys a thriving hospitality scene, particularly during the extended summer season when tourism is at its peak. The town's boutique shops, independent restaurants and premium holiday accommodation contribute to its reputation as one of the UK's most sought-after lifestyle destination.

Internal Details

Primo Pizza occupies an attractive and well-configured restaurant premises, thoughtfully arranged to maximise trading efficiency while creating a vibrant and welcoming customer environment.

The main trading area off the entrance lobby extends to approximately 1,200 sq ft, providing covers for 60+ guests within a bright and sociable dining space. Full-width bi-folding doors open directly onto the external decking, seamlessly connecting the interior with the estuary-facing terrace and allowing the space to flow effortlessly during peak season. A well-positioned bar servery (approximately 11 ft x 7 ft) serves as a central focal point, efficiently supporting both dining and drinks trade.

To the rear of the bar is a dedicated glass wash and storage area (7 ft x 6 ft), incorporating glass washing facilities and additional shelving. A substantial bottle store (9 ft x 9 ft) houses the ice machine, glass-fronted chillers and further storage shelving, together with a corner boiler cupboard, complemented by a secondary bottle store area.

The commercial kitchen measures approximately 525 sq ft and is fully equipped with professional catering equipment and full extraction canopy over, together with a side pot wash area. A rear service corridor provides external access for deliveries and servicing, along with a staff WC.



Customer WC facilities are conveniently located off the lobby area, completing a well-laid-out and highly functional restaurant premises ideally suited to the current style of operation.

External Details

A standout feature of Primo Pizza is its exceptional external decking area, providing seating for 60+ guests with well-spaced tables and chairs that create a vibrant yet relaxed alfresco dining environment. Perfectly positioned, the terrace makes the most of its setting, with all external covers enjoying attractive views across the estuary.

Approximately half of the seating area benefits from a practical canopy covering, offering welcome shelter from both sun and light rain, extending trading flexibility throughout the season. This superb outside space not only enhances the overall customer experience but also represents a significant commercial advantage in such a sought-after waterfront location in Salcombe.

The Business

Primo Pizza is a stylish and much-loved artisan pizzeria in the heart of Salcombe, owned and carefully developed by our client since 2024. Trading on a seasonal basis and operating six evenings per week from 5:00pm until close, the business has established itself as a relaxed and welcoming destination for both locals and visitors alike.

Primo offers an authentic range of artisan pizzas, complemented by a well-curated selection of wines, beers and cocktails, all served within a warm, informal setting. A particular highlight is the impressive decked outdoor seating area, where guests can dine overlooking the estuary – a rare and highly desirable feature within the town.

The business is presented as a true turnkey operation, fully fitted and thoughtfully styled throughout, allowing an incoming operator to commence trading immediately. The sale is prompted solely by our client's need to focus on other business interests, presenting a rare opportunity to acquire a beautifully appointed restaurant in one of the South West's most sought-after coastal locations, complete with exceptional outside seating.

Business Rates

Current valuation as registered on the 2026 rating list is £37,500.

Tenure

Leasehold with a guide premium of £150,000. Price to include fixtures, fittings and goodwill. Stock at valuation in addition.

We are informed by clients the premises is held on an internal repairing and insuring lease obligation with an annual rental of £37,500 alongside a service charge of approx. £10,000 Pa.

A 15-year lease was granted in April 2024, with the lease due to expire in April 2039.



Services

All main services are connected.

Licence

The premises holds a valid Premises Licence granted by the local authority.

Stock at Valuation

If applicable- Stock is to be purchased at valuation and in addition to the purchase price.

Viewing

No direct approach may be made to the property, for an appointment to view please contact the agent.



Solicitor Costs

Each party to bear their own legal costs incurred in the transaction.

It will be agreed that landlords' reasonable legal costs in association with the lease assignment will be covered by ingoing and outgoing tenant- both paying a 50% contribution.

Anti Money Laundering Regulations

Under the new Money Laundering regulations [http://www.legislation.gov.uk/uksi/2017/692/content s/](http://www.legislation.gov.uk/uksi/2017/692/content/s/) made we are required to obtain formal identification for all parties involved in a property transaction. The checks must be completed before terms are issued to solicitors. Your assistance would be appreciated in this regard.

Fire Risk Assessment

In accordance with the Regulatory Reform (Fire and Safety) Order 2005, we have assumed that an adequate Fire Risk Assessment has been carried out.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Charles Darrow supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasebusinesspremises.co.uk for further information. Charles Darrow for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

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SUBJECT TO CONTRACT

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