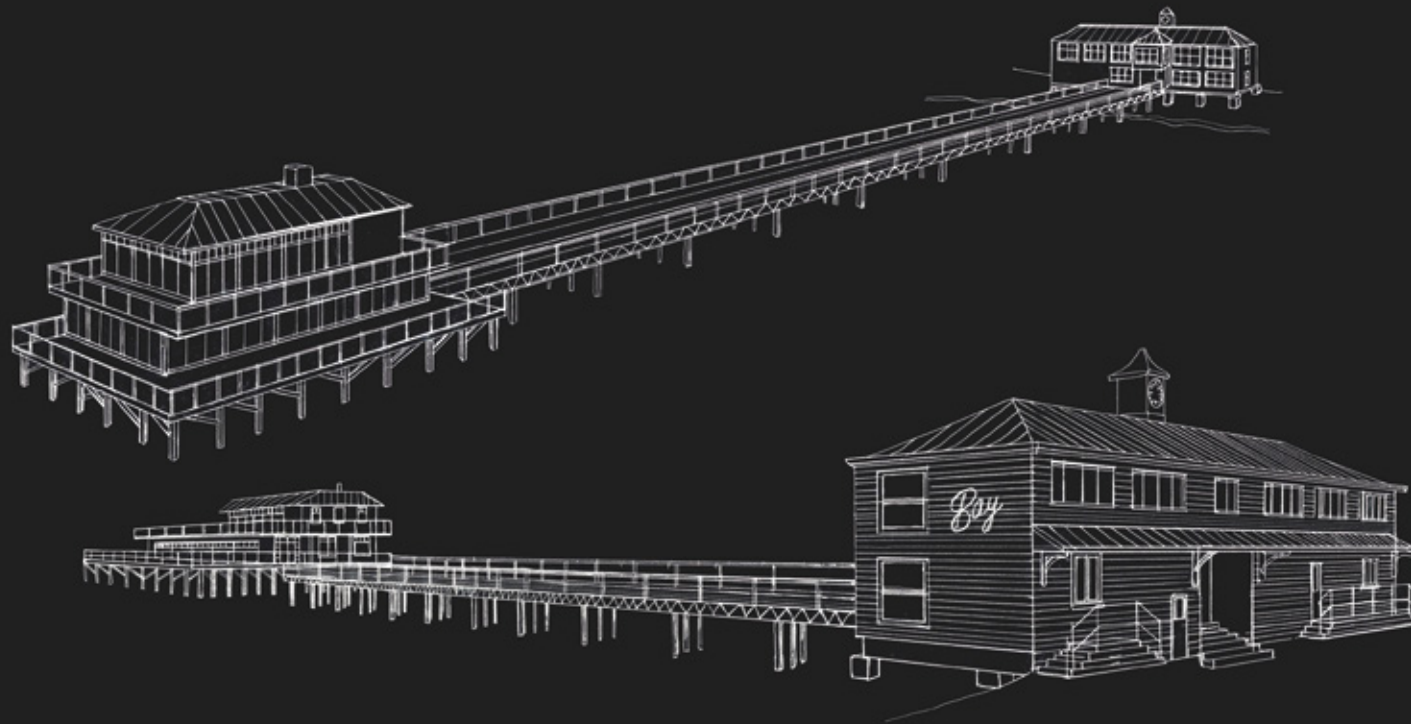




TOTLANDPIER

— C^o —
ISLE OF WIGHT

1880  2020



Totland Pier

TOTLAND BAY, ISLE OF WIGHT

SPENCE WILLARD





Totland Pier

TOTLAND BAY, ISLE OF WIGHT, PO39 0JP

An unique opportunity to purchase an impressive, redeveloped freehold pier business, located in one of the most attractive bays in the country with a new bistro and planning permission for a restaurant on the pier end

140M FREEHOLD RECONSTRUCTED PIER | NEW TWO STOREY CAFÉ/RESTAURANT CAPABLE OF 150 COVERS WITH WELL-FITTED COMMERCIAL KITCHEN | PLANNING PERMISSION FOR A FURTHER TWO STOREY RESTAURANT WITH LARGE OUTDOOR DINING TERRACE OR HOLIDAY HOUSE – WORK HAS ALREADY STARTED AND DUE TO COMPLETE SPRING 2022 | 20 LEASEHOLD MOORINGS

TRAVEL TO TOTLAND PIER

Totland Pier sits in the centre of Toland Bay, which is located approximately 4 miles east of the harbourside town of Yarmouth. The Needles lighthouse is positioned about two miles to the west of The Pier. Yarmouth has a mainland vehicular ferry link to Lymington, which connects to the National Rail Network. London is around 1hr and 55 minutes, by train. Just over 65 miles from London and easily accessed by car or passenger ferry:

LYMINGTON TO YARMOUTH

A car and passenger service
Journey time approx. 35 minutes

LONDON (BATTERSEA HELIPORT) TO TOTLAND

People have often come to the West of Wight to dine
Journey time approx. 30 minutes

SOUTHAMPTON TO COWES

A high-speed passenger ferry service
Journey time approx. 30 minutes

VIEWING:

YARMOUTH@SPENCEWILLARD.CO.UK

01983 761005

WWW.SPENCEWILLARD.CO.UK

THE PIER

Originally constructed in 1880, Totland Pier has been the subject of a comprehensive rebuild over the past two years and is now available to the market offering the ability to deliver an exclusive and lucrative leisure opportunity on the South Coast. There are stunning panoramic views from the property towards The Needles Lighthouse, Christchurch Bay, Hurst Castle and the New Forest Coastline and the Pier is surrounded by crystal clear waters.

The entire freehold of the Pier is being offered to the market for the first time in decades and is an exceptional leisure/F&B opportunity located in an accessible turquoise sandy bay within striking distance of the mainland.

THE ISLE OF WIGHT

The 'Island' has seen a vast increase in tourism growth in recent years and is now firmly on the map as a must visit destination. It is witnessing a mid-high end tourism boom not seen for 100+ years with significant investment into a variety of quality hospitality offerings.

Just over 65 miles from London, the Isle of Wight can be easily accessed via the A3 and M3/M27, with travel across the Solent in as little as 10 minutes. There is a choice of six ferry routes and good train connections to London and beyond. With over half of the Island designated an Area of Outstanding Natural Beauty and the recent UNESCO Biosphere status there is much to inspire and be enjoyed. 57 miles of glorious coastline from sandy beaches to rugged cliffs providing something for everyone. There are many outdoor pursuits such as paddle boarding, sailing, golfing, horse riding, surfing, mountain biking and paragliding in addition to a wide range of attractions such as Osborne House and Carisbrooke Castle, as well as a vast choice of festivals and events attracting a diverse range of visitors year-round.

Totland Bay itself is without a doubt, one of the best sandy bays on the south coast/Island, with crystal clear water and excellent access to the mainland for visiting boats waiting to anchor somewhere that offers something special. Neighbouring Colwell Bay is home to the infamous Hut Restaurant, which served some 75,000 customers this year (mainly coming from the mainland by boat), illustrating huge demand for coastal dining on this accessible stretch of stunning coastline. Yarmouth has also received considerable investment in recent years, putting this part of the Isle of Wight firmly on the map for tourists and daily visitors from Sandbanks, Lymington and London.





WHAT IS ON OFFER

FREEHOLD VICTORIAN PIER: The 140 meter Pier has recently undergone a multi-million pound renovation, led by one of the UK's leading Marine Structural engineers, to an exceptionally high standard. The main pier has been restored where possible and sympathetically replaced where not, taking into account storm and flood levels not seen before in the UK. The pierhead has also largely been replaced with steel piles and platform, to take the new building. And the whole structure has been re-boarded in oak or eke, to retain its Victorian heritage whilst being capable of lasting another 100 years.

ECO-FRIENDLY MOORINGS: 20 x leasehold from the Crown Estate, enabling customers to arrive by boat and safely stay for lunch or over-night. There is also plenty of anchorage in the bay, which can often see over 50 boats on a summer's day.

THE RESTAURANT: There is planning permission for a stunning restaurant set over two levels with the ability to cater for 120 covers inside/100 covers outside, at the western end of the Pier. The two-storey building will offer a high-quality dining experience with unrivalled views. Construction up to shell and core level is likely to be completed during Spring/Summer 2022.

THE BISTRO (SOUTH WEST END): Fully operational with a proven track of operational success over the summer of 2021. The Bay's first summer of trading averaged 340 covers per day. The bistro comprises; of a high quality and well-equipped commercial kitchen, ladies, gents and disabled w/c, bar, two dining areas on the first floor and a further dining area on the ground floor – all offering stunning views across the bay to the mainland shore. There are bars on the ground and first floor, and an outside servery called The Hatch for selling ice creams etc. This substantial building extends to extends to approximately 278 sq. m (2992 sq. ft)

ALTERNATIVE USES: One option the owners have considered, is to use the building for parties and functions, as well as, or instead of a restaurant. There is also existing planning permission for a holiday home instead, if any future owner wanted to pursue that avenue.



CONSTRUCTION PLANNING

Planning permission has been granted for an extension to the Pier head following the purchase of an additional section of seabed enabling further expansion. Details can be found on the Isle of Wight Planning Portal Register with the following reference 20/02263/FUL. Full design details for the pier head, two storey restaurant can be found with the reference 19/01619/FUL. Permission for a holiday house on the pier end was granted in 2010, reference P/01745/10.

REVIEWS

BEST KEPT SECRET IN THE IOW

"Wow what a hidden gem!! Absolutely brilliant place! Situated on the Pier and in front of the most glorious sunsets ever!!"

ISLE OF WIGHT IDYLL

"What a brilliant new venture reviving this splendid corner of the Isle of Wight with laid back style and casual pizzazz"

BANK HOLIDAY DINNER

"Beautiful setting and venue, really quick and friendly service but a few areas for improvement!"

JUST OPENED

"What a lovely location and the staff are very friendly and helpful. 2 levels of seating both having beautiful sea views. Seating on the pier when weather is good."

BEAUTIFUL FOOD

"The staff, food and setting were exceptional. The best meal we have had in nearly a week on the island. Thank you so much". Denise Jordan

TENURE

The Pier is freehold. Twenty moorings are held on a Crown Estate lease.

RATES

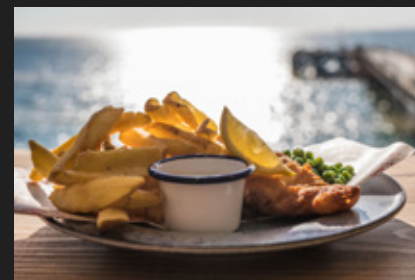
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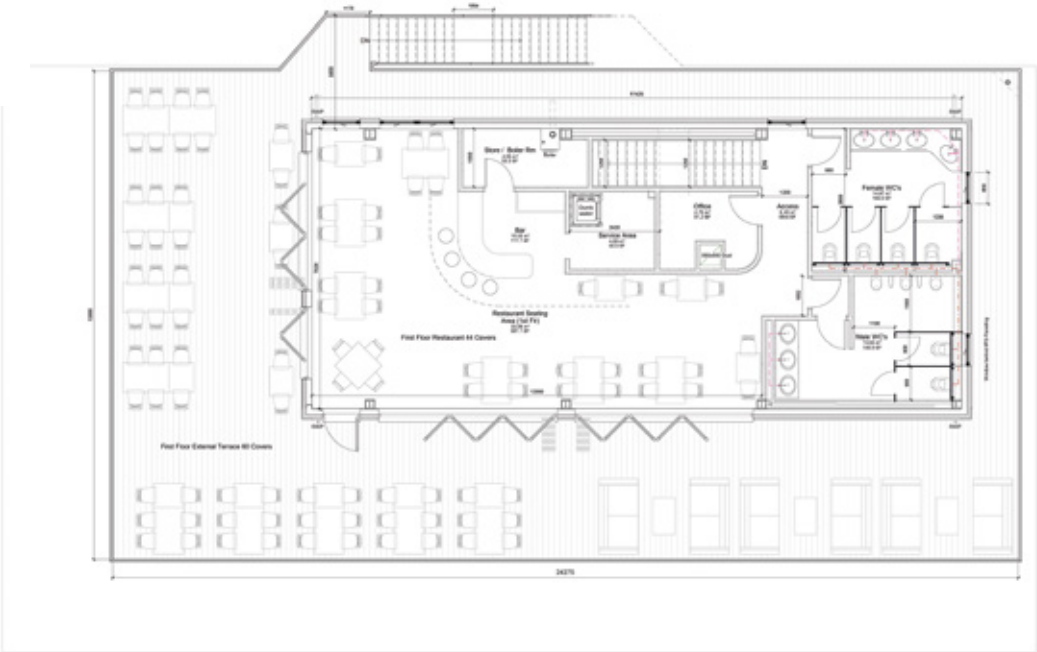
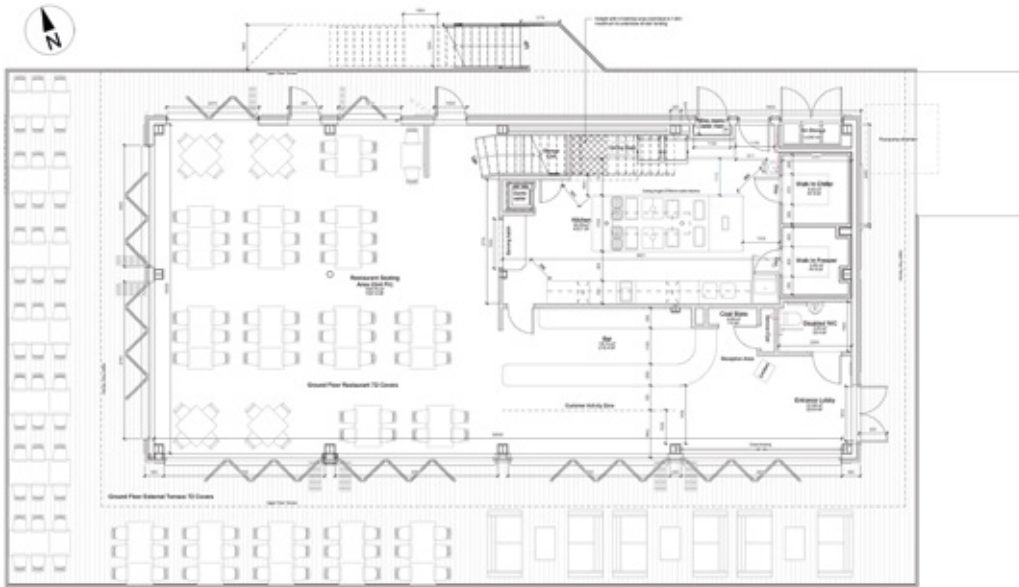
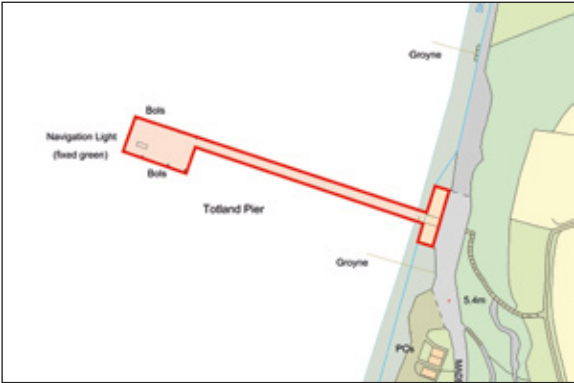
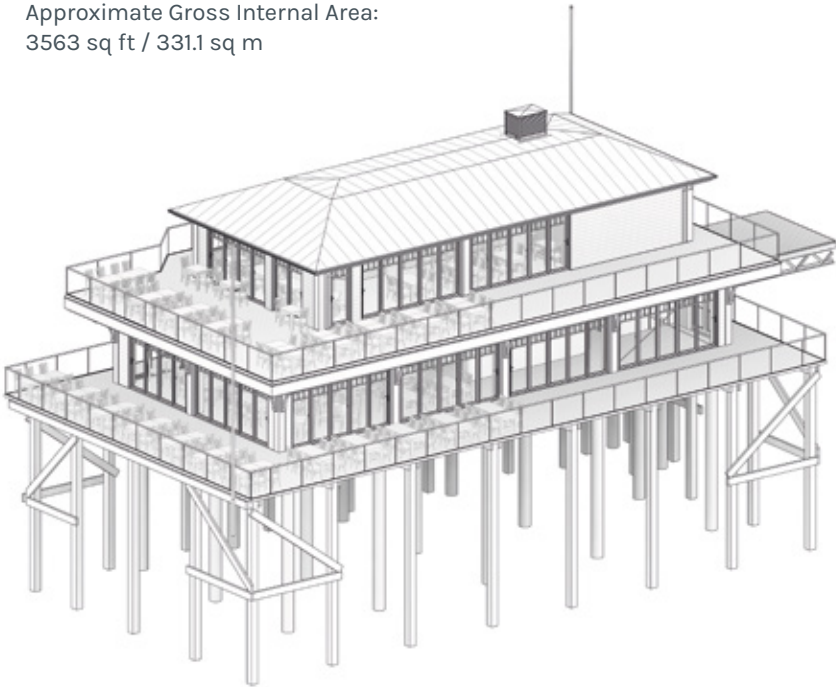
SERVICES

TO ADD



PROPOSED RESTAURANT

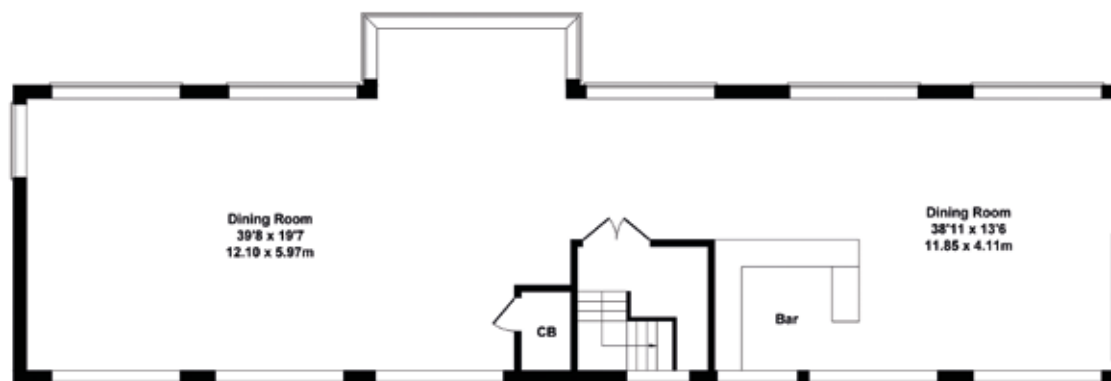
Approximate Gross Internal Area:
3563 sq ft / 331.1 sq m



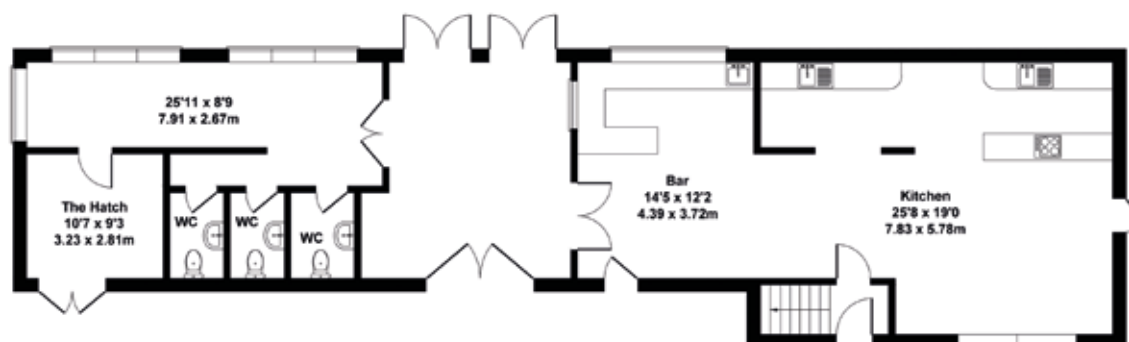
THE EXISTING BISTRO, TOTLAND PIER

Approximate Gross Internal Area:

2992 sq ft / 278 sq m



FIRST FLOOR



GROUND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
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