



YHA Beer

Bovey Combe, Townsend, Beer, Seaton, Devon, EX12 3LL

Tenure: Freehold

Price: £750,000

Ref: 96204

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Rare opportunity to purchase a freehold property currently operating as a 39 bed hostel with two staff flats.
- The property is offered to the market without restriction as to use. The vendor would welcome proposals to continue the property as a partner hostel, but all offers will be considered on their individual merits, with preference given to those demonstrating a clear ability to proceed.
- YHA is a national hostelling brand, charity and social enterprise with a 96-year heritage.
- This property is trading and is currently part of YHA's network of over 100 hostels across England & Wales.
- www.yha.org.uk/hostel/yha-beer

Location

YHA Beer occupies a hilltop position on the edge of the seaside village of Beer in the East Devon district of the county.

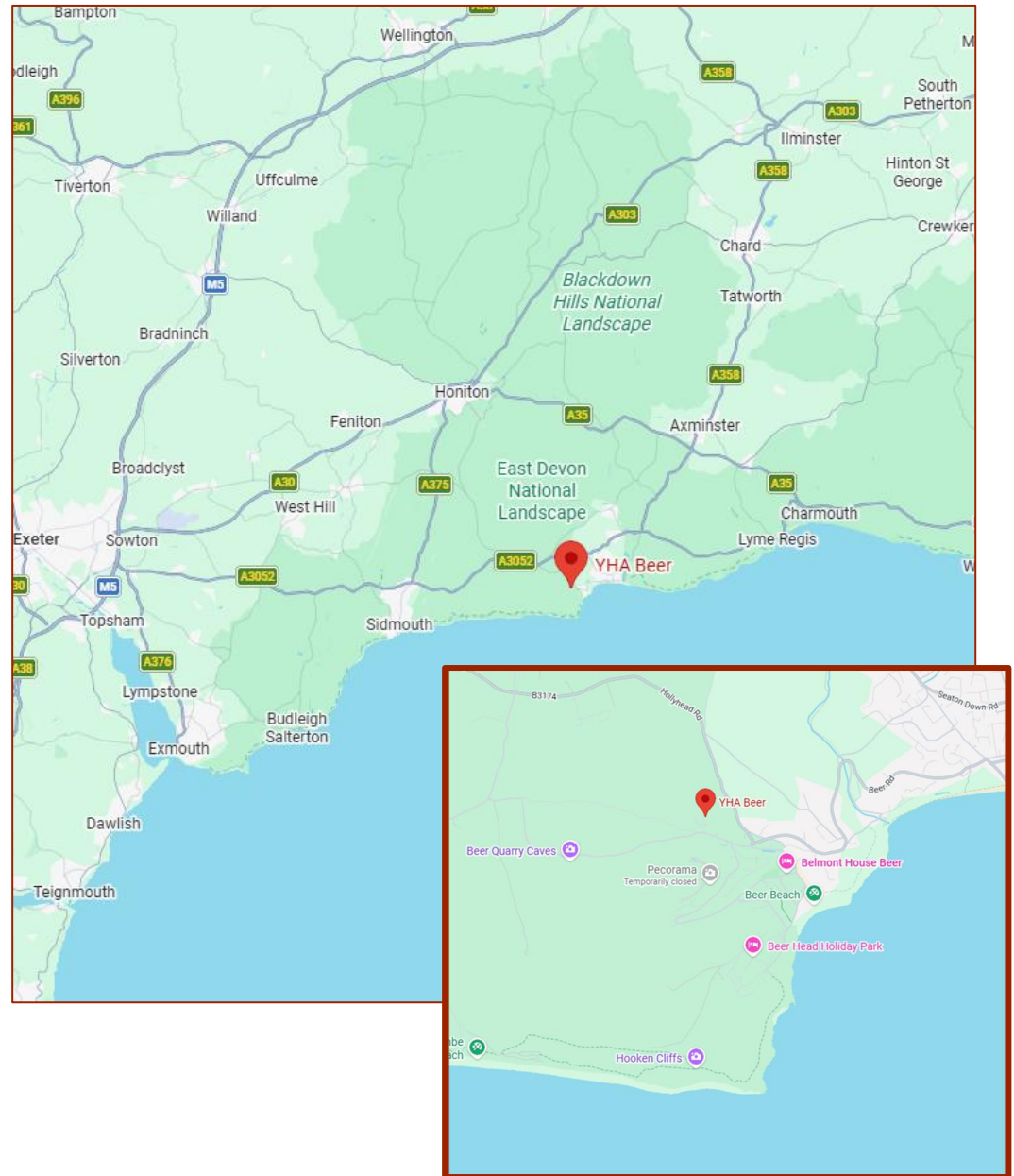
This picturesque fishing village is located on the Jurassic Coast World Heritage Site, and faces Lyme Bay, a little over one mile west of the town of Seaton. The village is noted for its picturesque cliffs (including Beer Head) and has a shingle beach which is popular with holidaymakers and those who enjoy fossil hunting. Beer is surrounded by coastal walks and the South West Coast Path passes through the village.

Beer's long fishing heritage is still very much alive today, although in the past it was well known as a smuggling base for the notorious Devon smuggler, Jack Rattenbury. Beer is located just off the A352 which links Exeter to the west and Lyme Regis to the east. The nearest railway station is Axminster, around nine miles distant, on the Exeter to Waterloo railway line. The village has a population of around 1300 residents.

Property

YHA Beer comprises a fabulous detached, stone-built, two storey property with a pitched clay tile roof. It has a single storey extension to the rear with a flat roof. The main property is a period Edwardian building dating back to the early 20th century.

There is a single storey, wood-clad outbuilding with a felt roof which houses the private accommodation.



Trade Areas

GROUND FLOOR

Main entrance from the front into an entrance porch which leads through to the ground floor hallway which has fixed bench seating and a water station. The hallway has a boiler room and a communal SHOWER/WC adjacent. At the end of the corridor is the communal LIVING SPACE which provides seating for around 18 guests and overlooks the gardens. DINING ROOM with polished wood tables and chairs to seat over 30. *Note: the entrance porch, ground floor hallway, dining room and living room are all fitted with wood parquet style flooring.*

RECEPTION with nonslip flooring. Adjoining WASH ROOM with nonslip flooring, some hygienic wall cladding and stainless steel fittings and equipment. SERVERY AREA with nonslip flooring, laminate worktops and a roller shutter. Beyond is the CATERING KITCHEN with nonslip flooring, some hygienic wall cladding, stainless steel splashback, worktops, wash station, stainless steel extraction unit with canopy above and a range of commercial grade, stainless steel appliances. Dry store and fridge/freezer store with similar fittings.

SELF-CATERING KITCHEN with nonslip flooring, hygienic wall cladding, stainless steel worktops, wash station and domestic appliances.

Letting Accommodation

GROUND FLOOR

LETTING ROOM 1 with fitted carpet and a wash basin with vanity mirror. Two single bunk beds to sleep four.

LETTING ROOM 2 with fitted carpet, bench seating and a wash basin with vanity mirror. Two single bunk beds and a single bed to sleep five.





FIRST FLOOR

Internal staircase with landing. Communal WASH AREA with two shower cubicles and two WCs. Second communal WASH AREA with two shower cubicles. Two WCs with communal pedestal wash basin.

LETTING ROOM 3 with fitted carpet and a wash basin with vanity mirror. Two single bunk beds to sleep four.

LETTING ROOM 4 with fitted carpet and a wash basin with vanity mirror. Two single bunk beds and a single bed to sleep five.

LETTING ROOM 5 with fitted carpet and a wash basin with vanity mirror. Two single bunk beds to sleep four.

LETTING ROOM 6 with fitted carpet, bay window with partial sea views, fixed bench seating and a pedestal wash basin with vanity mirror. Three single bunk beds to sleep six. En suite SHOWER ROOM.

LETTING ROOM 7 with fitted carpet, bench seating, partial sea views and a pedestal wash basin and vanity mirror. Two single bunk beds and a single bed to sleep five.

LETTING ROOM 8 with fitted carpet, fixed bench seating and a pedestal wash basin with mirror. Three single bunk beds to sleep six.

Staff/Owners' Accommodation

Located in a separate, detached OUTBUILDING and comprising:

Main entrance into shared hallway with store cupboard.

FLAT 1: Kitchenette, living room (potential double bedroom), double bedroom and shower room with WC.

FLAT 2: Kitchenette/dining room, living room (potential double bedroom), double bedroom and bathroom. Private patio area to the rear.

External

Private driveway leading to the front of the property. Gravelled CAR PARK providing space for about eight vehicles. To the front of the staff/owners' accommodation is an additional private driveway for six vehicles. Front garden laid to lawn with mature shrubs and designated camping spaces for six pitched tents. Brick built barbeque area and ample bench seating. Woodshed. To the rear is a private garden with lean-to woodshed and a small patio.

The Business

The hostel accommodates large numbers of tourists visiting the area, many of whom enjoy participating in outdoor pursuits such as coastal walking, cycling and visiting the seaside communities on the Jurassic coastline. The area is well known for its beautiful coastal towns and villages of Beer, Lyme Regis, Seaton, Sidmouth and Budleigh Salterton.

Due to the diverse nature and unique locations of all our hostels, YHA adopts three main opening patterns. These patterns are determined by a number of factors ranging from the wants and needs of our guests to the trading environment and time of year. The operating patterns are F&I (Families and Individuals travelling independently), Exclusive Hire (taking over the entire, unstaffed hostel exclusively) and Organised Groups such as cyclists, walkers and educational school trips.

Each YHA hostel can adopt one or more of the above patterns during a trading year and will frequently transition between them throughout the season in order to maximise business opportunities.

Historically, YHA Beer has been successful on a trading pattern of families and individuals travelling independently, exclusive hire and hire to organised groups of cyclists, walkers and school pupils.





Tenure & Price

FREEHOLD £750,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

A Premises Licence is held

Services

All mains services are connected.

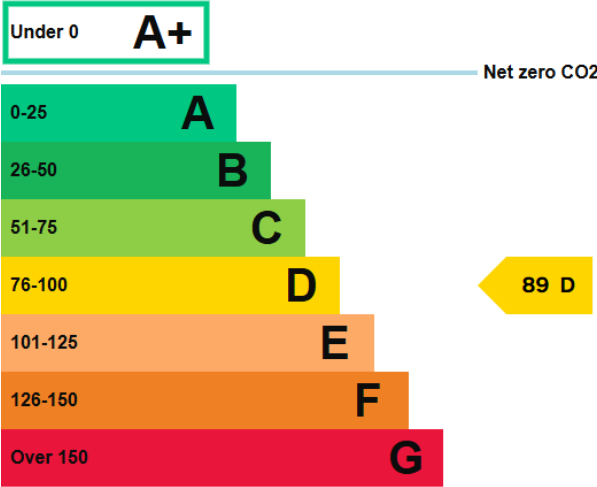
Local Authority: East Devon District Council.

YHA Franchise

YHA believes in the power of travel and adventure to connect people to each other, nature and heritage. Since 1930, the organisation has operated a unique network of hostels throughout England and Wales – a community of shared spaces, open to all and for the benefit of everybody.

The YHA network already includes a significant number of independently owned and operated hostels: in 2024/25, over 810,000 guests stayed in its properties.

For further information, please contact Sidney Phillips.







Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.