



Bond
Oxborough
Phillips

Changing Lifestyles

Beach Hut 41
The Promenade
Westward Ho
Bideford
Devon
EX39 1GZ

Guide Price: £12,500 Leasehold



Changing Lifestyles

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bideford@bopproperty.com

Beach Hut 41, The Promenade, Westward Ho, Bideford, Devon, EX39 1GZ



A PROMENADE-POSITIONED BEACH HUT ENJOYING COASTAL VIEWS

- Traditional timber beach hut
- Practical internal storage & preparation space
- Coastal views across the beach & Bideford Bay
- Immediate access to the beach & promenade
 - Level & convenient access
- Popular & established seafront location
 - Ideal for local lifestyle & leisure use



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Occupying a direct promenade position at Westward Ho!, Beach Hut 41 presents an excellent opportunity for local buyers to acquire a traditional beach hut in one of North Devon's most established and popular seafront locations.

The hut is of traditional timber construction and provides a practical internal space suitable for seating and storage of beach equipment, making it ideal for regular leisure use throughout the year. Internally, there is useful fitted storage and preparation space, perfectly suited for swimming, paddleboarding, coastal walks and relaxed days by the sea.

From its position on the promenade, the hut enjoys coastal views across the beach and Bideford Bay. Prospective purchasers should note that the outlook is partially influenced by a small café structure positioned opposite on the promenade, as illustrated in the accompanying photographs. This is a long-established feature and does not detract from the hut's prime setting, coastal atmosphere or immediate access to the beach.

Westward Ho!'s promenade is particularly popular with local owners due to its level access, proximity to cafés and amenities, and direct connection to the South West Coast Path. Beach huts in this location are tightly held, with limited opportunities to purchase.

Lease Information (Torridge District Council)

The beach hut is held subject to a lease agreement with Torridge District Council. The incoming purchaser will be required to enter into a new 5-year lease agreement from 1st April 2026, subject to Council approval.

Based on current Council guidance, the lease renewal charges are structured as follows:

2026/27: £650 + VAT

2027/28: £660 + VAT

2028/29: £670 + VAT

2029/30: £680 + VAT

2030/31: £690 + VAT

In addition, the Council advises that there is a legal administration fee of £41.67 + VAT payable in connection with the lease renewal.

Beach huts are for daytime leisure use only and are not permitted for overnight accommodation or residential use.

Further lease details are available on request.

Business rates are charged on the beach huts unless exemption can be gained. Rateable value is £650 and rates charged for 26/27 is £287.30. The owner can complete a small business rate relief (SBRR) form if they are not claiming SBRR on another business premises.

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Have a property to sell or let?

If you are considering selling or letting your home, please contact us today on 01237 479 999 to speak with one of our expert team who will be able to provide you with a free valuation of your home.



Directions

From Bideford Quay proceed towards Northam. Upon reaching the Heywood Road roundabout, turn left onto the A39. At the traffic lights, turn right signposted Westward Ho! Follow this road and proceed down Stanwell Hill. Turn left onto Merley Road. Take the second turning on your right onto Ennisfarne Road and continue to the bottom. On foot, turn left onto the promenade to where the beach hut will be found on your left hand side identified by a for sale board.

We have the facility to refer purchasers and vendors to conveyancing, mortgage advisors and Surveyors. It is your decision if you choose to deal with any of these companies however should you choose to use them we would receive a referral fee from them for recommending you. We will receive a referral fee between £50 - £300 depending on the company & individual circumstances. We have carefully selected these associates for the quality of their work and customer service levels.

Consumer Protection Regulations: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the seller. We have not had sight of the Title Documents. A buyer is advised to obtain verification from their solicitor or surveyor. Floorplans shown are for guidance only and should not be relied upon. Items shown in photographs are NOT included unless specifically mentioned within these details. They may however be able by separate negotiation. You are advised to check the availability of this property before travelling any distance to view. Particulars are produced in good faith to the best of our knowledge and are set out as a general guide only.

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