



The Wine Bar

Basement, 85 Mortimer Street, Herne Bay, Kent, CT6 5PR

Leasehold £75,000

- Central position in Kentish seaside town
- Refurbished basement lock-up unit
- Bar & dining for 28 covers
- Held on a favourable free-of-tie lease
- Long established and popular business
- Potential to extend opening hours and add theme nights

Ref: 33869

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LOCATION

The Wine Bar is situated in the Kentish seaside town of Herne Bay, an urban stretch of the north Kent coast boasting a population in the region of 40,000 residents. The town lies approximately 6 miles north of Canterbury at the mouth of the Thames Estuary and rose to prominence as a seaside resort during the early nineteenth century after the building of a pleasure pier and promenade.

The town lies a 'stones throw' from the A229 trunk road which connects Thanet in the east to Faversham, the Medway towns and London via the M2. Herne Bay boasts its own railway station with mainline services to London St Pancras (via Gravesend), London Victoria (via Bromley South) and Ramsgate.

The Wine Bar occupies a basement 'lock up' unit and is a Grade II listed property situated in the busy thoroughfare of Mortimer Street. Mortimer Street is a predominantly pedestrianised shopping parade housing a wide range of boutique shops and cafes. The property has recently undergone a full refurbishment and is presented to a high standard throughout.

TRADE AREAS

Entrance from front of the property directly into BAR AND DINING AREA. The trade space is presented with part panelled walls, exposed brickwork, LED lighting, speakers and air-conditioning. This trade space is serviced by a wood built BAR SERVERY with a range of drinks fridges. This intimate operation currently provides seating for 24 with casual bar stool seating for a further 4.

Offset are LADIES AND GENTLEMEN'S WCs.

To the rear of the bar there is a fully fitted TRADE KITCHEN equipped with a range of commercial catering units.

The property is serviced by a BARREL STORE.

EXTERNAL

To the rear of the property there is a rear TRADE YARD with shed storage housing 2 fridges and 2 freezers.

THE BUSINESS

The Wine Bar has long established itself in Herne Bay as a popular venue to enjoy quality modern British cuisine or merely casual drinks. The business predominately caters for residents in the local area however also appeals to tourists during the summer months. The Wine Bar is the only business of its style in the area and as a result enjoys repeat custom. The business offers an ever changing range of New World and European wines, Proseccos and champagne.

It is our understanding that net turnover for the 65 day period following reopening from Covid restrictions, the business has turned over approximately £40,000. Further accounting detail can be made available to serious parties following a formal viewing.

The Wine Bar would suit a 'hands on' owner/operator who could dramatically increase turnover by extending the trading hours as the business currently only opens 3.5 days per week.

Furthermore a new operator could expand the business with the introduction of theme nights, live music and developing on the already established TripAdvisor and Google Reviews.

TENURE & PRICE

LEASEHOLD £75,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

The Wine Bar is held on a part repairing and insuring Lease Agreement, with the tenant responsible for internal decoration only. The premises is held on a new five year Lease Agreement, falling within the security provisions of Landlord & Tenant Act 1954. Rent currently stands at £7,200 per annum paid monthly in advance. The Lease is free of all trade ties.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held permitting the sale of alcohol by retail:

Sunday to Wednesday 10:00-03:30 Thursday to Saturday 10:00-01:00

Opening hours permitted:

Sunday to Wednesday 10:00-02:00

EPC

The Wine Bar is Grade II listed and therefore does not require an Energy Performance Certificate.

SERVICES

All mains services are connected.

Rateable Value as at 1 April 2017 : £4,750.00

LOCAL AUTHORITY

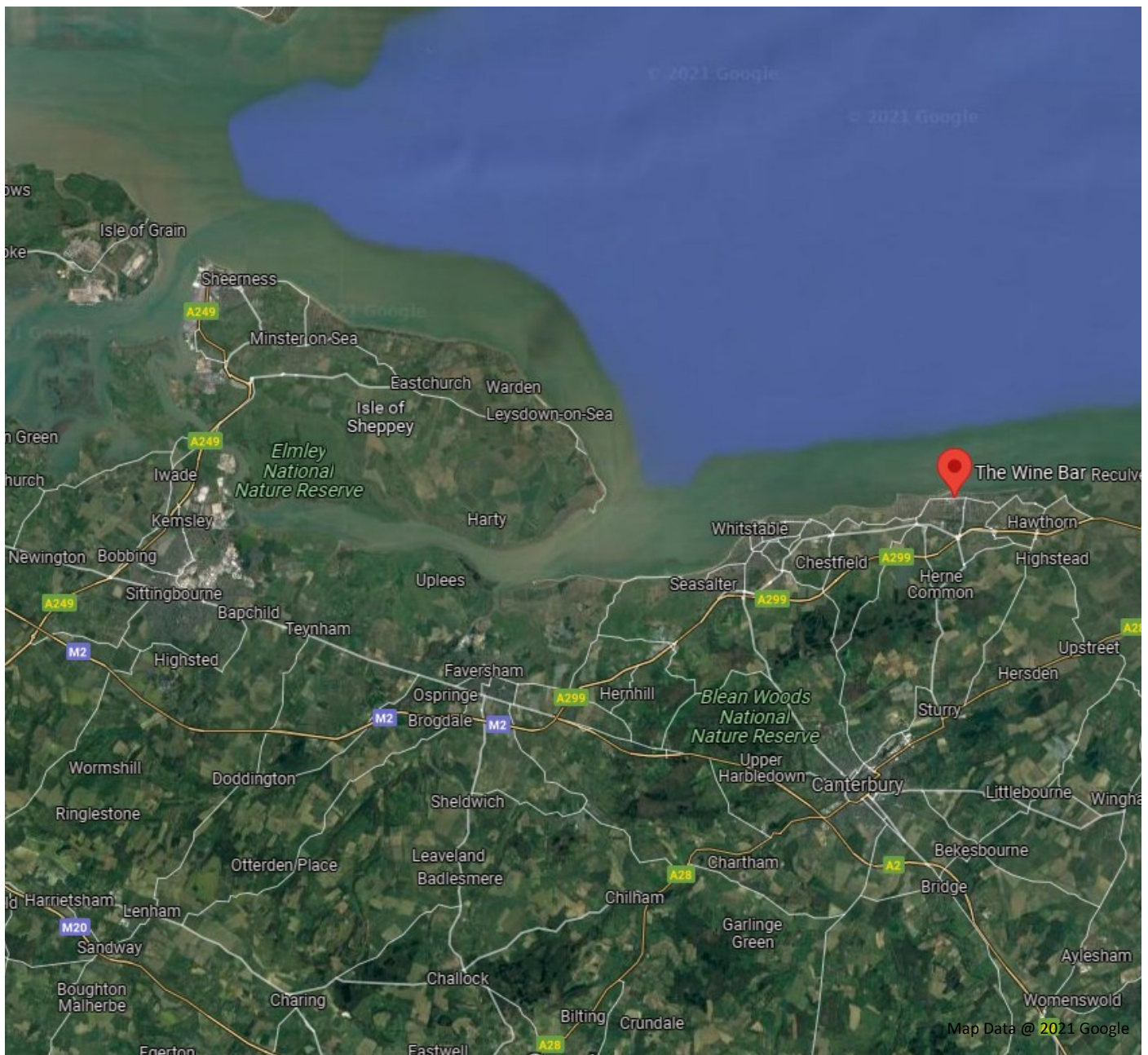
Canterbury City Council

Military Road

Canterbury

CT1 1YW





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