



The Vine Bar & Grill

131 Ombersley Road, Worcester, WR3 7BU

- Vibrant City Suburb
- Renovated Bar & Grill
- Capital Expenditure Circa £350,000
- Works Still in Progress
- Gross Sales Circa £5,000 Per Week from Wet Sales Only
- Huge Scope to Introduce Catering

Leasehold | £65,000



LOCATION

The Cathedral City of Worcester is the County Town and a University Town. It is located 17 miles south west of the Birmingham suburbs and 23 miles north of Gloucester with a population in excess of 100,000. It also sits on the banks of the River Severn and has a fine history with heritage in porcelain and being pinnacle in the English Civil War. Today it offers a thriving commercial centre for the surrounding area having a strong economy with the advantage of being close to the nearby centres of Birmingham and Gloucester. Both within easy reach as it sits between junctions 6 and 7 of the M5 motorway.

The Vine Bar & Grill sits on the busy Ombersley Road within the Northwick District of the city on the northern outskirts leading to Kidderminster. It is a well established residential area and the premises benefit from a busy main road location. The property itself has undergone a complete redevelopment and refurbishment scheme since our clients purchased it in 2013 and is now presented in very good order throughout with a small element of works still to be finished in the flat. Due to the new building works (with services) there will be little major investment required on the property for many years to come.

PROPERTY

GROUND FLOOR : Front Entrance Vestibule with tiled floor and wood panelled walls leading to trading areas. LOUNGE BAR, being a comfortably furnished 'L' shaped room with tartan carpet and checked tiled floor covering, part oak wood panelled walls, feature brick arch, three feature fireplaces and an eclectic mix of tables, chairs and tub style seats for 40 customers seated, with ample room for many more standing. The feature of the room is the 'L' shaped solid oak constructed bar servery.

RESTAURANT, Large room which will offer a 40 seater restaurant with solid oak panelled bar counter from central servery having separate entrance from the car park and bi-fold doors to trade patio. Steps into CATERING KITCHEN (currently being developed) which will provide a 'state of the art' catering kitchen with viewing gallery from the restaurant. Boiler Room. Wash-Up. Dry Store.

LADIES, GENTLEMEN'S AND DISABLED TOILETS.

FIRST FLOOR

STUDIO FLAT with large LIVING ROOM, DOUBLE BEDROOM and EN-SUITE BATHROOM.

SECOND FLAT consisting of FOUR DOUBLE BEDROOMS, two having EN-SUITE facilities. Family BATHROOM and KITCHEN.

OUTSIDE

To the side of the property facing Vine Street our clients have constructed a two-tier composite decked TRADE GARDEN with ornate fencing, planters and seating for approximately 40 customers with direct access to lounge bar.

To the opposite side of the property is a 'draw on' CAR PARK with 12 parking spaces and this leads onto a further TRADING AREA that has been finished with decking and seats a further 40 plus.

THE BUSINESS

The business trades as a public house to the local community with a large number of destination customers as its reputation grows. Since opening after the refurbishment they have only offered wet sales to their customers and the business regularly achieves gross sales of £6,000 per week. There is huge scope to introduce a comprehensive catering offering which we understand is in high demand by the current customer base. This would also undoubtedly help to increase the reputation of the business which is already growing steadily. The business enjoys an excellent following for major sporting events especially that of football and rugby.

It currently trades between the hours of 3.00 pm until 11.00 pm Monday to Wednesday. 1.00 pm until midnight Thursday. Noon until midnight Friday and Saturday. Noon until 10.30 pm Sunday.

LICENCE

A Premises Licence is held.

SERVICES

All mains services are connected.



TENURE

FREEHOLD BY NEGOTIATION.

LEASEHOLD TERMS

LEASEHOLD £65,000 for the new lease to include trade furniture, fixtures, fittings, effects and goodwill. Stock at valuation in addition.

No direct approach to be made to the business, with all communications directed through Sidney Phillips. Viewing strictly by appointment only.

Term	Five Years on a Full Repair and Insure Basis. The lease to be contracted out of Section 24 to 28 of the Landlord & Tenant 1954 Act. The landlord will consider a five year extension after the original term.
Ingoing	£65,000 for the purchase of the trade inventory, goodwill of the business and new lease.
Rent & Reviews	£40,000 per annum for the first three years of the term, to be paid monthly in advance, exclusive of VAT. Rent to be reviewed every three years throughout the term.
Security Deposit	A security deposit of £8,000 is required and this will be lodged with the freeholder. On termination of the lease, provided that all the lessees maintenance and repairing covenants have been properly executed and there are no other outstanding liabilities, the balance of the fund to be returned to the lessee.
Insurance	Freeholder to insure the building and recover the premium from the lessee. Lessee to insure against public liability and contents loss.
Tie	Free of tie.
Stock in Trade	All saleable wet and dry stock in trade, returnable containers and bar glassware to be taken over in addition by the purchaser at valuation on completion.



EPC Reference:

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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