



Bar Vibe

Oak Mews, 5 Oak Street, Llangollen LL20 8RP

Leasehold £25,000

- Popular tourist town of Llangollen
- Ground floor/first floor lock-up premises
- Two section trade area (40)
- Scope for increased trade
- New five year lease may be available
- Net sales £3,000 per week

Ref: 95930

01512 204879

northwest@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

Llangollen is situated on the River Dee in the North Wales county of Denbighshire. Its riverside location forms the edge of the Berwyn Mountains and the Dee Valley section of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty. The town is renowned for the hills which surround it and for its historic buildings, bridges and multiple attractions which include Castell Dinas Brân, the Horseshoe Falls and the Horseshoe Pass. Llangollen is home to the Eisteddfod Musical Festival and is part of an UNESCO World Heritage Site which stretches along 11 miles of canal from Gledrid to the Horseshoe Falls via the Pontcysyllte Aqueduct. The town lies on the A5 London to Holyhead road which links to the A55 North Wales Expressway and the Welsh coast.

Bar VibeZ occupies the ground floor and part of the first floor of an end-terrace property of brick construction under a pitched slate roof. It is situated in the heart of Llangollen town centre and briefly comprises:

TRADE AREAS

ENTRANCE leading to MAIN BAR with faux leather booth seating for 20, sash windows, black Altro flooring, TV, a live music area and an 'L' shaped, laminate topped, faux leather fronted BAR SERVERY with well-equipped back bar, undercounter refrigeration units and shelving. This trade area is stylishly decorated and furnished throughout, creating an intimate ambiance.

To the rear of the bar is a PREP ROOM which doubles up as a cellar with wash and storage facilities, keg store and refrigeration. There is access to a shared COMMUNAL YARD at the rear of the building.

A second TRADE AREA features loose and perimeter faux leather seating for 20, black Altro flooring and TV screens.

FIRST FLOOR:

UNISEX TOILETS with laminate flooring, wash hand basin and two WCs.

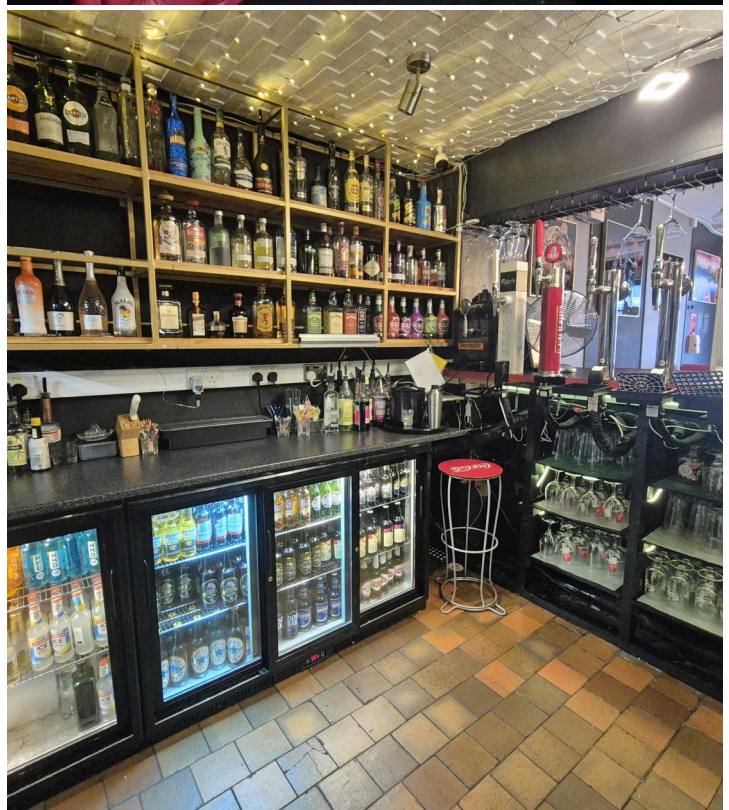
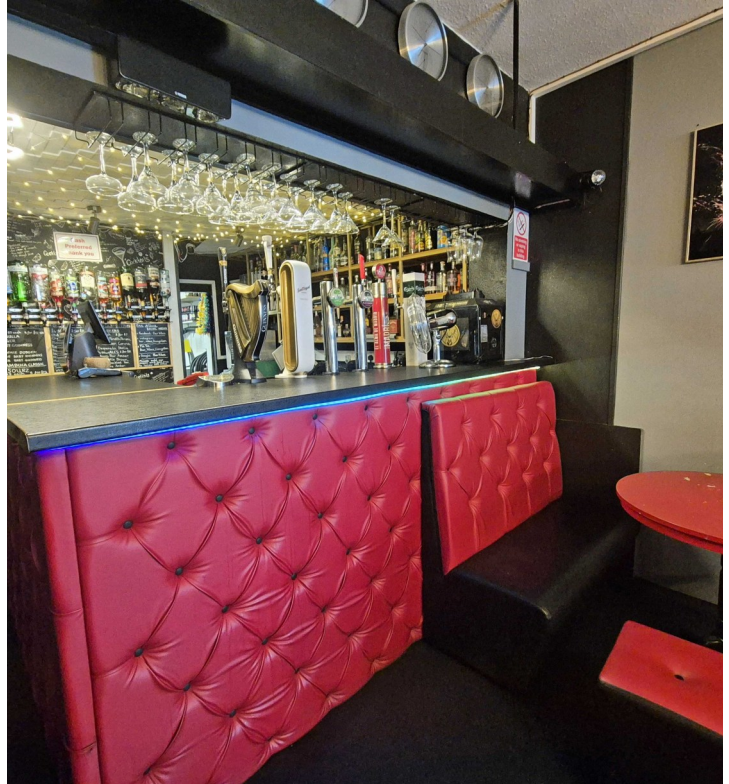
There is also an unused room at first floor level which is undeveloped but could potentially be a snug, a private trade room or a manager's office.

EXTERNAL

There is seating to the front of the building to accommodate 6. No parking is available with the property.

THE BUSINESS

Bar Vibe is a popular cocktail bar in the heart of LLangollen town centre. It offers a good selection of beers, wines and spirits and is popular with both locals and tourists alike. The business started trading in July 2024 and, for personal reasons, our client has decided to place the property on the market. We are advised that weekly net sales are in the region of £3,000 (based on trading three evenings a week) so there is potential to improve trade by increasing the business's opening hours. More extensive marketing and the development of the unused first floor room into another trade area might also prove profitable. Alternatively, the property might suit a different style of business.



TENURE & PRICE

LEASEHOLD £25,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

The Property is held on a part repairing and insuring lease agreement from a private individual commencing 8th September 2023. The lease is excluded from the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent currently stands at £7,200 per annum. An incoming party will be required to provide a rental deposit to the Landlord of £1,200 in advance. A new five year lease may be granted.

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 (No. 528307) is held for the retail of alcohol:

Sunday to Wednesday: 08:00—00:00

Thursday to Saturday: 08:00—02:00

Current opening hours:

Friday and Saturday: 17:00—02:00

Sunday: 17:00—00:00

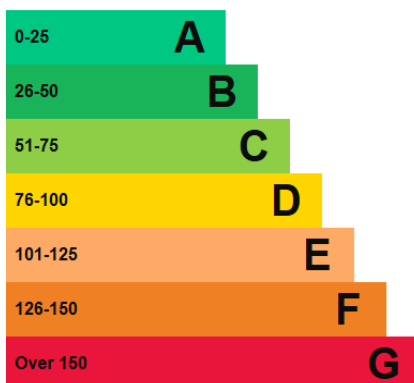
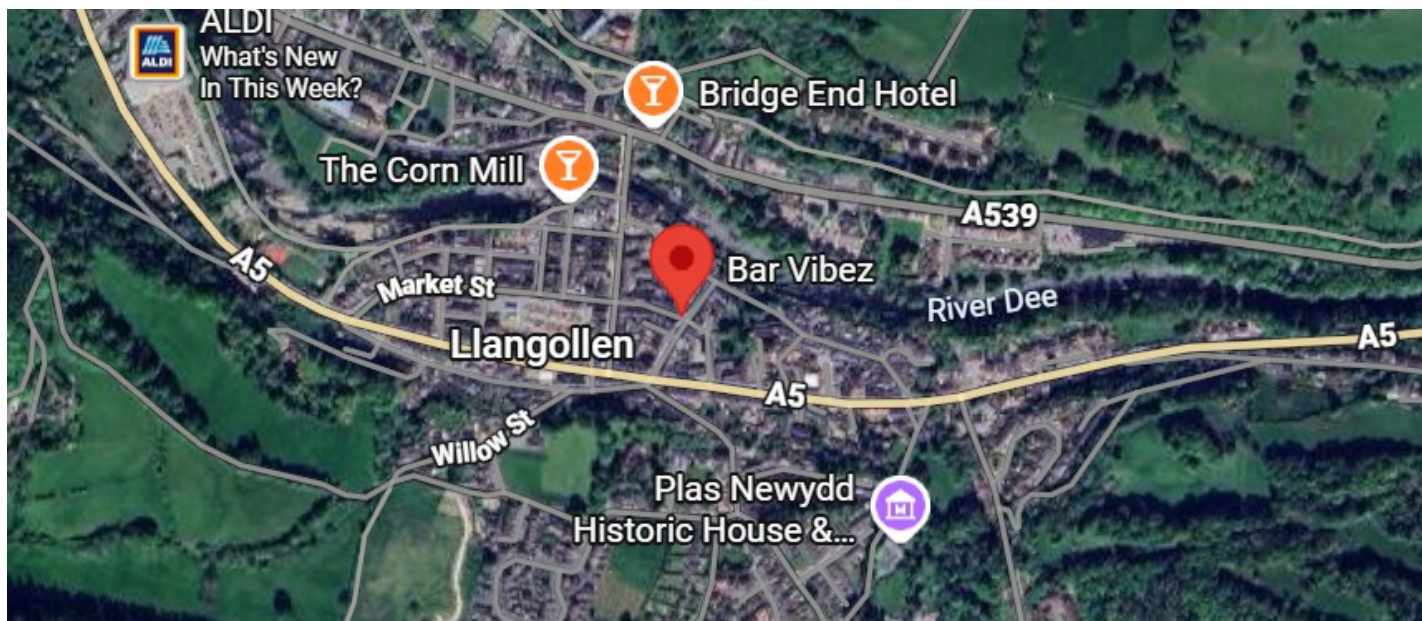
SERVICES

Mains electricity, water and drainage are connected.

Local Authority: Denbighshire Council.

Rateable value: £5,000.

The business is subject to Small Business Rate Relief.



BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

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

EPC Reference: 0170-0148-2479-5005-9006

CONSUMER PROTECTION FOR 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.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop, Hereford, HR2 9UA Registered in England and Wales: No. 2362635