



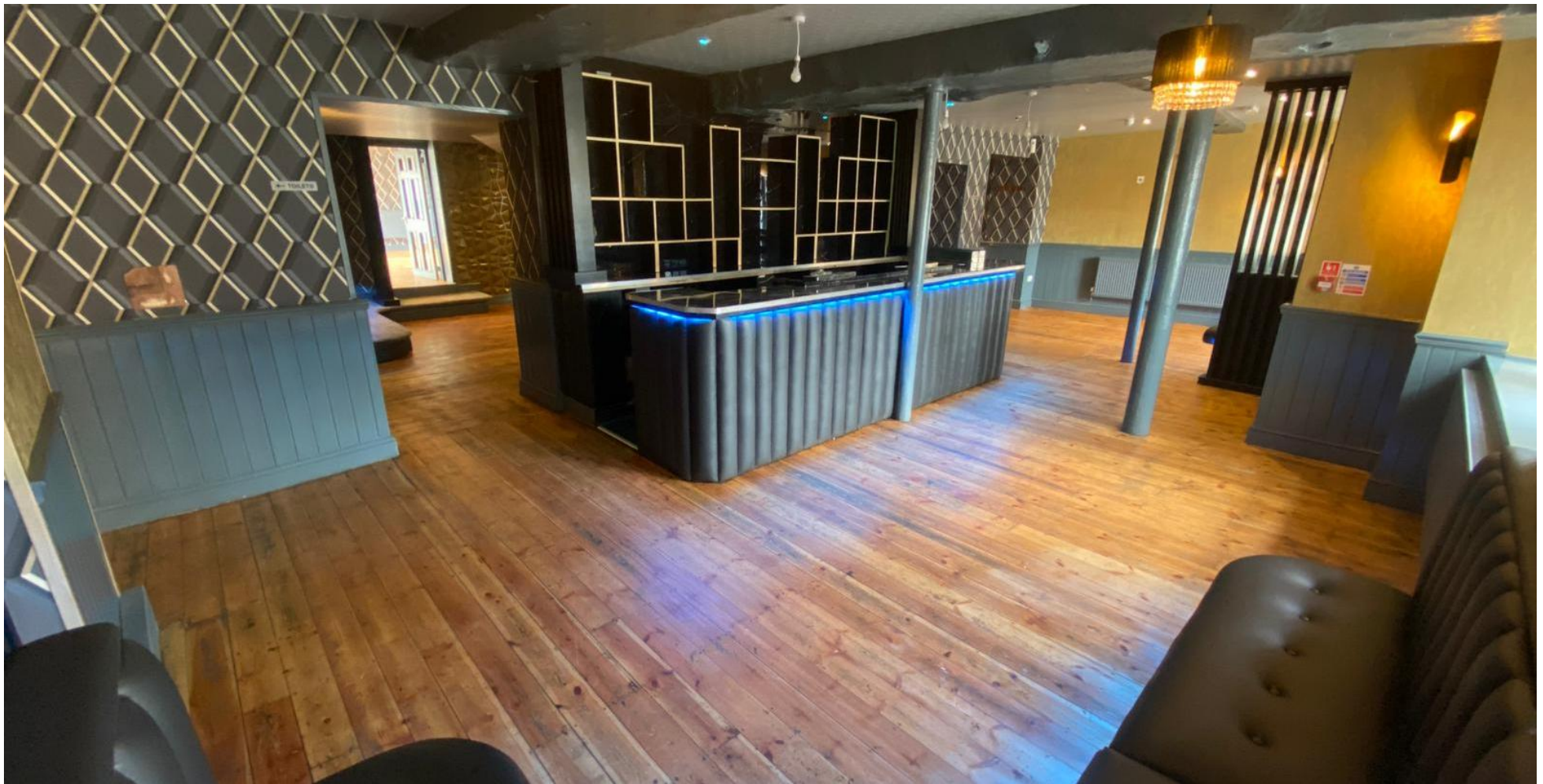
## 6 Market Place (formerly Eden Wine Bar)

Grantham, Lincolnshire, NG31 6LJ

**Tenure:** Nil Premium Lease

**Ref:** 96455

 **Sidney  
Phillips**  
Leisure & Hospitality Specialists



## Key Features

- Town centre, three-storey cocktail bar and nightclub
- Two sizeable internal trade areas and trade patio
- Three bedroom private flat and manager's office
- Commercial kitchen with scope to introduce food
- Sizeable outbuilding and basement cellar
- Late licence with alcohol service until 4.30am

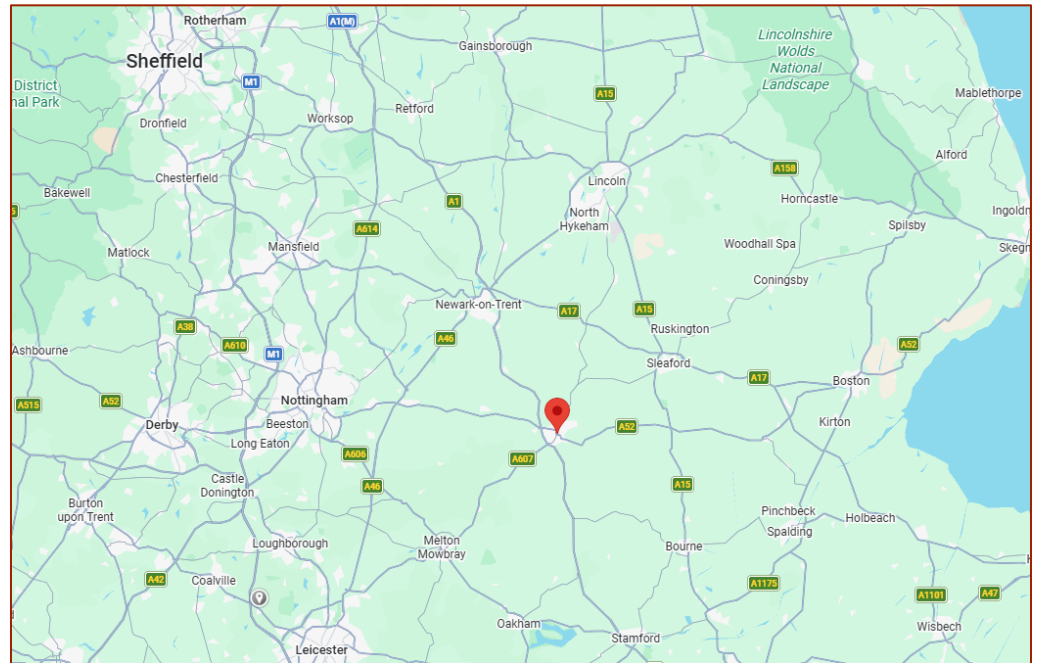
## Location

6 Market Place (formerly known as Eden Wine Bar) is situated in the Lincolnshire market town of Grantham. The town is adjacent to the River Witham and is bordered to the west by the A1 North–South trunk road. Grantham lies approximately 23 miles (37 km) south of the county capital and cathedral city of Lincoln and 22 miles (35 km) east of the historic city of Nottingham. Grantham is known for being the birthplace of the former Conservative Prime Minister, Margaret Thatcher, and Sir Isaac Newton was once a pupil at The King's School in the north of the town.

Grantham has a variety of transport links and regular bus services allow travel between the towns of Stamford, Melton Mowbray and Newark. There are also bus connections to the cities of London, Lincoln and Hull. The town's railway station provides services on the London to Edinburgh, Nottingham to Skegness and Liverpool to Norwich lines. The town benefits from a variety of notable landmarks and amenities such as the 27-hole Belton Park Golf Club, Dysart Park Recreation Ground, Grantham Bowl bowling centre and the Grantham Public Library and Museum. Also found within the town are a variety of retail shopping units, multiple fuel stations and supermarkets.

## The Property

6 Market Place occupies a three-storey, part brick, part stone built, end of terrace building. It is located in the centre of town, adjacent to Market Place and the main nightlife venues, and benefits from high levels of passing traffic and footfall.



## Trade Areas

### GROUND FLOOR:

FRONT ENTRANCE PORCH providing access to the MAIN BAR which has seating for 80, a circular bar servery, a wooden dance floor, a DJ booth, wooden flooring, entry to a CATERING KITCHEN/WASH UP AREA and stairs down to a basement CELLAR. The cellar comprises three rooms and an internal barrel drop which opens into the rear lounge.

REAR LOUNGE with seating for 22, wooden flooring, side door to the trade patio and entry to a COMMERCIAL KITCHEN which houses the central heating boiler for the ground floor.

INNER HALL with access to LADIES', GENTLEMEN'S and DISABLED ACCESS TOILETS as well as a cleaning cupboard which houses the hot water cylinder. Also found in the inner hall is an external door to the trade patio and an enclosed staircase to the first floor.

## First Floor

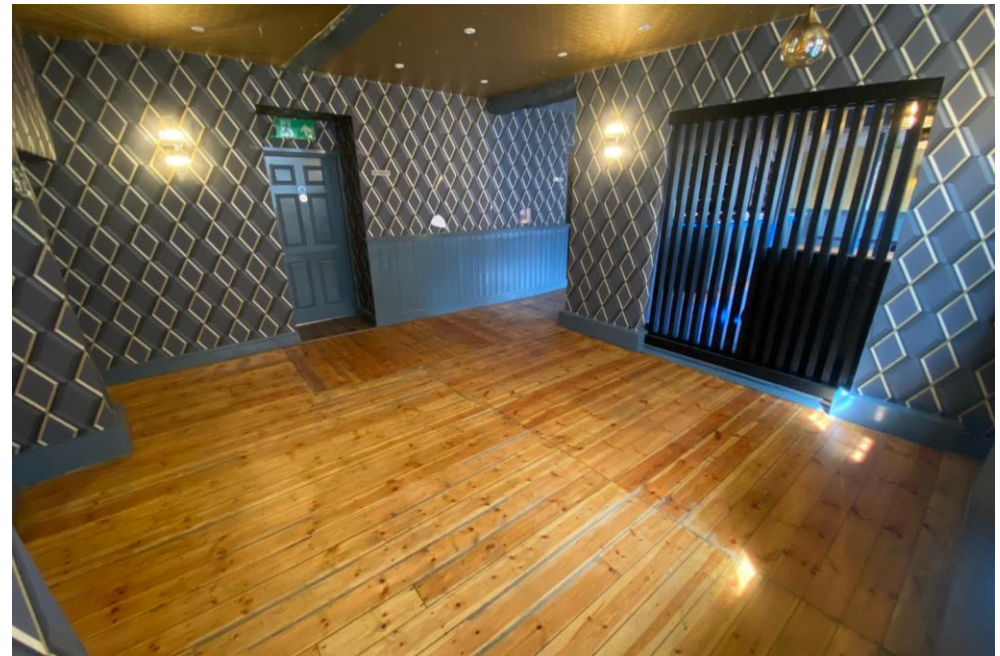
LANDING with MANAGER'S OFFICE and entry to the private accommodation which comprises: THREE DOUBLE BEDROOMS, LOUNGE, KITCHEN and BATHROOM with separate SHOWER.

## Second/Top Floor

4 DOUBLE ROOMS. Currently utilised for storage.

## External

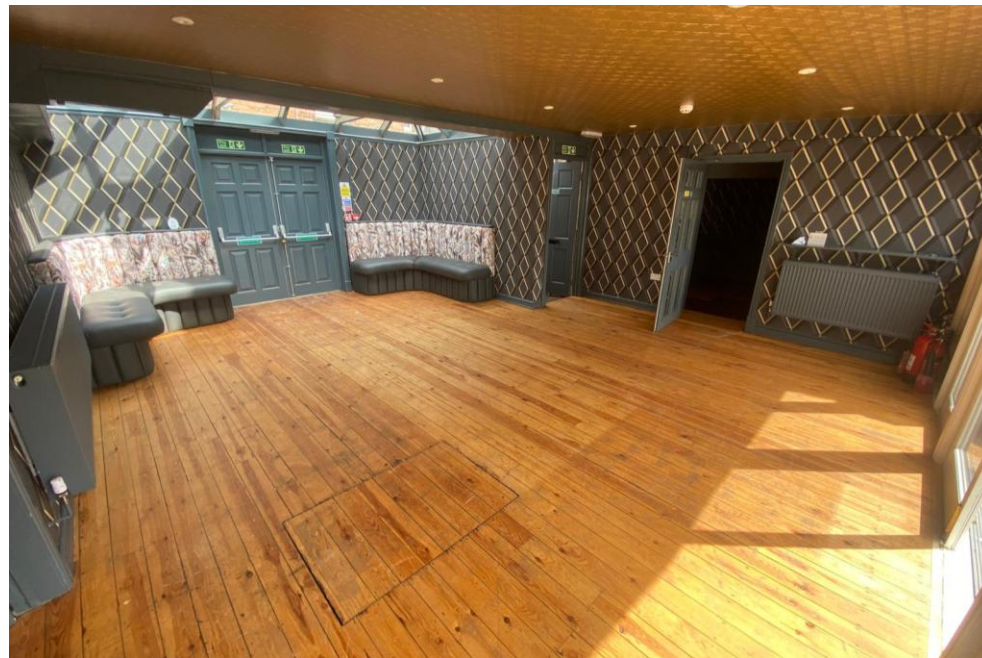
Front pavement licence permitting a TRADE PATIO with seating for 48. ENCLOSED REAR TRADE PATIO with seating for 24 and access to an OUTBUILDING/FORMER BARN which is currently utilised as storage space.

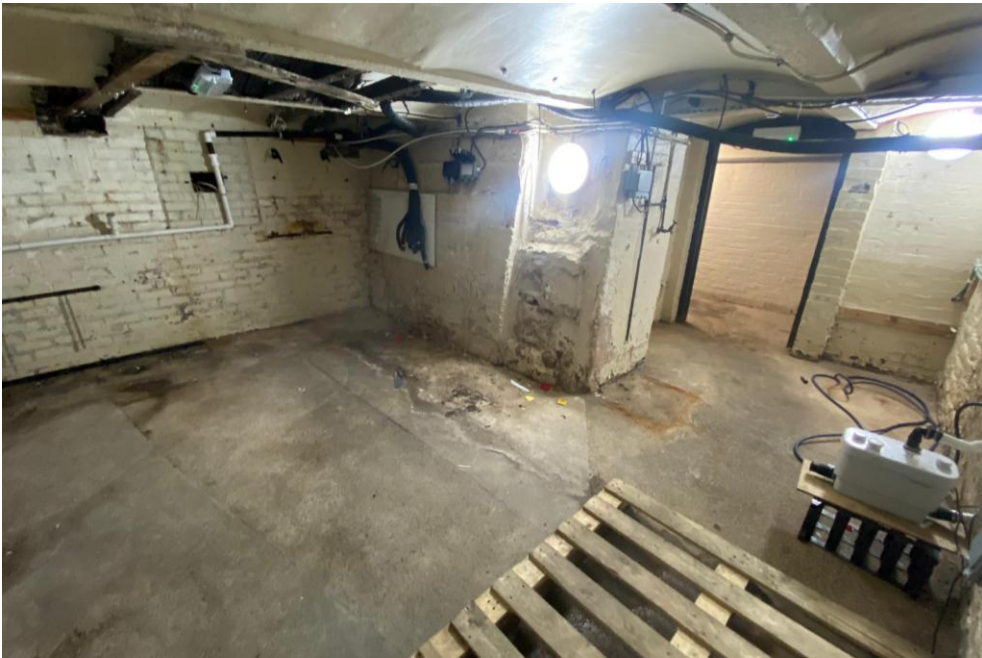
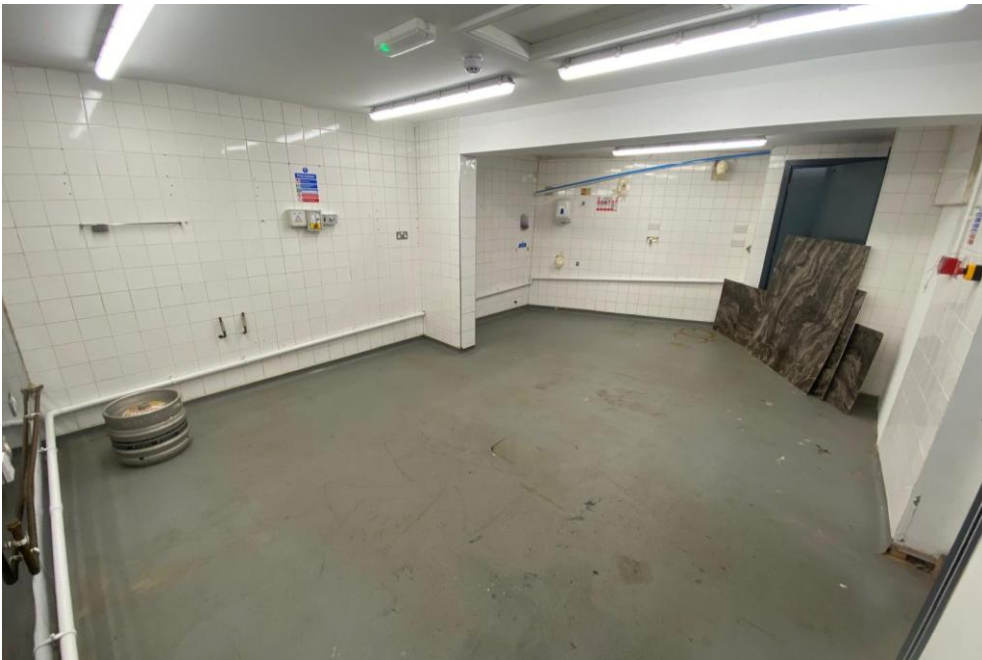




## The Business

Until April 2026, 6 Market Place operated as Brown's Cocktail Bar, trading primarily as a late-night bar and nightclub. It showcased a number of themed evenings including 'Over 30s' events and outdoor BBQs. In addition, the venue was available for private hire functions such as birthday parties and other celebratory occasions; it also provided 'masterclass' cocktail evenings. The premises did not provide a food service, although there is scope to use the commercial kitchen to introduce a menu. Furthermore, it may prove viable to convert the first-floor private accommodation and second floor storage areas into dedicated letting accommodation (subject to the relevant planning permissions). In 2024 the property underwent a substantial refurbishment. Our client wishes to offer 6 Market Place to the leasehold market in order to find an enthusiastic and long-term tenant. No trade is sold or warranted. Historic trade accounts are unavailable. Prospective tenants must make their own assumptions as to likely trade levels.





## Tenure & Price

Please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

|                            |                                                                                                                                                                                                                                                                       |
|----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LEASEHOLD                  | Nil Premium                                                                                                                                                                                                                                                           |
| TERM                       | A term (negotiable) of between ten and twenty years.                                                                                                                                                                                                                  |
| LANDLORD & TENANT ACT 1954 | Inside Part II Landlord & Tenant Act 1954.                                                                                                                                                                                                                            |
| ASSIGNABILITY              | Fully assignable subject to Landlord's consent.                                                                                                                                                                                                                       |
| BOND                       | A bond equivalent to three months' rent in advance.                                                                                                                                                                                                                   |
| RENT                       | £28,000 per annum, paid quarterly in advance.                                                                                                                                                                                                                         |
| RENT REVIEW                | Subject to rent reviews every third year of the term.                                                                                                                                                                                                                 |
| REPAIR LIABILITY           | Full repairing and insuring lease.                                                                                                                                                                                                                                    |
| FIXTURES & FITTINGS        | Those remaining on the premises at the time of completion will be included in the sale. Any third-party items and items such as beer raising and cellar cooling equipment, branded items and gaming machines etc will be excluded. An inventory will not be provided. |
| TIE                        | Free-of-tie.                                                                                                                                                                                                                                                          |
| INSURANCE                  | The Landlord will insure the building, the cost of which will be charged to the Tenant by way of an Insurance Rent.                                                                                                                                                   |
| VAT                        | VAT will be payable on the Premium and rental payments.                                                                                                                                                                                                               |





## Licences

A Premises Licence is held permitting the retail of alcohol:

Sunday to Thursday: 10:00 – 04:00

Friday and Saturday: 10:00 – 04:30

## Services

All mains services are connected. The property includes a fire alarm.

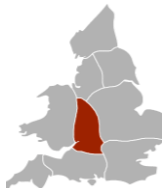
Rateable Value: £28,500 from 1<sup>st</sup> April 2026.

Local Authority: South Kesteven District Council.

|          |   |      |
|----------|---|------|
| 0-25     | A |      |
| 26-50    | B |      |
| 51-75    | C | 53 C |
| 76-100   | D |      |
| 101-125  | E |      |
| 126-150  | F |      |
| Over 150 | G |      |







## Midlands

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## Wessex

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## 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.