



Marilyn's Nightclub

58 Bridge Street, Evesham, Worcestershire, WR11 4RY

Leasehold £150,000

- Well-established and extremely profitable business
- Busy town centre location
- Premises licensed for 500
- Operated on limited hours
- First time available since 1985

Ref: 94939

01981 250333

midlands@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

Marilyn's Nightclub is a well-established late night venue in Evesham that has been successful in business since 1989. It is only available due to retirement and presents an outstanding opportunity for anyone wishing to run an established and profitable late night venue. It occupies a central location within the town, at the heart of the leisure circuit. This lock-up premises offers trading areas over two floors and has an outside space for smoking.

The medieval market town of Evesham sits in the Local Authority district of Wychavon, nestled in the southeasterly corner of Worcestershire. The town is synonymous with market gardens, being located in the Vale of Evesham which is often described as England's 'Market Garden'.

The town has a population of 30,000 and is well placed for commuters, being equidistant between Worcester, Cheltenham and Stratford-upon-Avon. A number of main A roads pass through and close to the town, and it is in close proximity to the M5 motorway.

TRADE AREAS

GROUND FLOOR

Entrance hallway leads to a pay kiosk with a separate cloakroom behind.

The main CLUB is effectively four INTERCONNECTING ROOMS on split levels.

Carpeted floor to the central region with DANCE FLOOR and DJ BOOTH.

Three INDEPENDENT SERVERIES.

Ladies' and Gentlemen's TOILETS.

OFFICE.

CELLAR

The lower ground floor level consists of two INTERCONNECTING ROOMS.



EXTERNAL

Enclosed SMOKING SOLUTION.

THE BUSINESS

This well-established business operates on limited hours, having a late licence and a capacity of 500 people. The financial statement for 31 March 2023 provides evident sales, exclusive VAT, of £582,467. The business operates on a gross profit margin of 74.1% with an adjusted net profit in the region of £135,000 after adding back directors' remunerations and pensions.

Generally open on Friday/Saturday evenings, though the venue is available for private hire during the week, and Sundays (over a bank holiday weekend).



TENURE & PRICE

LEASEHOLD £150,000 to include goodwill, trade, fixtures and fittings. Stock at valuation in addition.

The Property is held on a part repairing and insuring lease agreement from a private individual for a term of eleven years, ending March 2030. The lease is fully assignable. Rent currently £23,000 per annum, paid quarterly in advance.

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

Viewing strictly by appointment only.

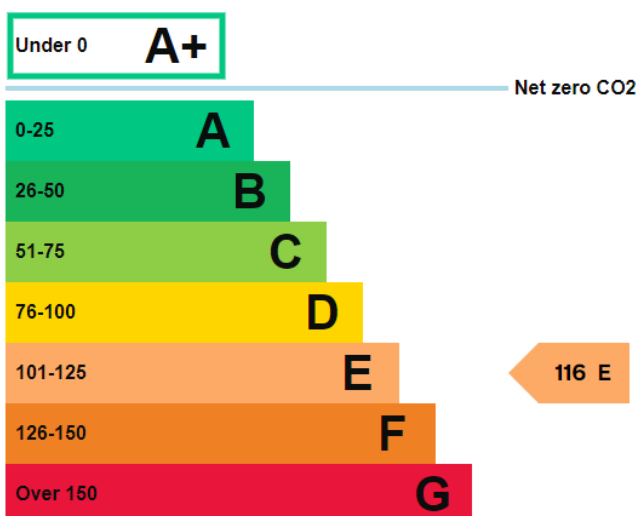
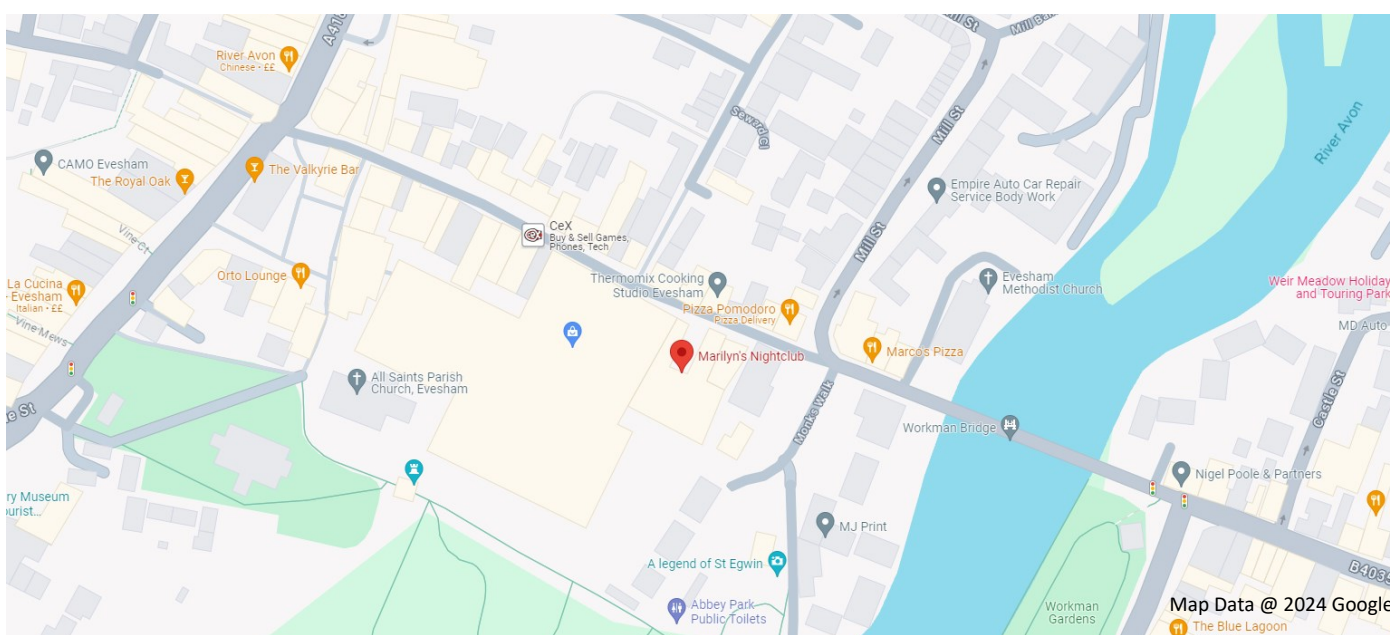
LICENCE

Licensed Monday – Wednesday until 3am,
Thursday – Sunday until 4am and an extra
hour on Bank Holidays.

SERVICES

All mains services are connected.

Local Authority: Wychavon District Council



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: 0070-0038-0239-2692-9096

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