

FOR SALE – Guide Price £149,500 plus stock at valuation

No. 29 Ale House Gin and Wine Bar

29 Frenchgate, Richmond, DL10 4HZ

Ground Floor Licenced Bar, Real Ale, Craft Beer/Gin/Wine and Tapas Business

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS



SITUATION/LOCATION

The business is situated on the ground floor of an attractive period property close to the Market Place of Richmond town centre. Frenchgate is the main feeder road into the Market Place and enjoys a good profile with passing traffic to and from Richmond Station/Cinema together with the added attraction of riverside walks closeby. Richmond is a popular tourist attraction being an attractive Georgian market town with Richmond Castle and the gateway to the Yorkshire Dales.

PREMISES

Ground floor lock up bar which has been upgraded and re-fitted out by our client to a high standard which will be evident on internal inspection. The main bar area accommodates approximately 28 covers with small bar, kitchen/preparation room and cellar. Ladies and gents WC facilities are located off the bar area. Externally there is a side door giving access into the covered yard area which is shared with the apartment above and is available for the purpose of storage of two wheelie bins and for use as a fire escape.

THE BUSINESS

Our client opened the business in September 2018 and obtained a licence to operate as a bar which is valid until 10.30pm weekdays and 11pm Fridays/Saturdays. The business is easily managed on an owner run basis with the assistance of one assistant manager and 5 part time staff. Gross weekly turnover is an average of approximately £3,900. with an adjusted pre tax net profit of £38000 in the first year. The business has developed a good reputation evident by viewing Trip Advisor and Google Reviews.

The business specialises in craft beers, cask ales and its selection of gins. Various tapas and platters are available

Opening Hours:-
12noon until 11pm with the exception of Sundays 2pm until 10pm.

The business is for sale for genuine reasons only and presents an ideal opportunity for an experienced operator wishing to down scale or a prospective purchaser seeking their first bar opportunity.

TENURE

Long leasehold 999 years with peppercorn rent

ACCOMMODATION

The accommodation briefly comprises:-

Bar/Eatery	31.7sq.m.	341sq.ft.
Kitchen	6.05sq.m.	65sq.ft.
Cellar/store	5.4sq.m.	58sq.ft.
Total Net internal area	43.15 sq.m.	464.3 sq ft

RATEABLE VALUE

The Valuation Office Agency website lists the rateable value with effect from April 2017 as follows:-
£4,985

VAT

Any reference to price, premium or rent is deemed to be exclusive of VAT (if applicable) thereon. Where rents are quoted as inclusive figures this does not include VAT. Interested parties should clarify the incidence of VAT in any event with their legal advisors.

VIEWING

Strictly by appointment only through agents.

ENERGY PERFORMANCE ASSET RATING

D-97 (valid until March 2022)



18 St Cuthberts Way
Darlington,
County Durham
DL1 1GB
Telephone: 01325 466945

IMPORTANT NOTICE: whilst every reasonable effort has been made by Carver Commercial to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Carver Commercial or any joint agent nor its employees have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of the Agent or the seller/lessor. (ii) Any photographs show only certain parts of the property at the same time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. (v) VAT is applicable unless expressly stated otherwise.

CARVER
COMMERCIAL
CHARTERED SURVEYORS
& PROPERTY CONSULTANTS