

# SPENCE WILLARD



The Yarmouth Barbers & Connoisseurs Shop, Yarmouth, Isle of Wight,  
PO41 0NR

*Rare opportunity to purchase this unique and exclusive Fine & Vintage Wine, Rare Whisky and Cigar shop, in the heart of this popular and historic harbour town, with a luxury Master Barbers business operating within it.*

VIEWING

YARMOUTH@SPENCEWILLARD.CO.UK 01983 761005 WWW.SPENCEWILLARD.CO.UK



The shop itself provides approximately 315 ft<sup>2</sup> (29.3 m<sup>2</sup>), and has a warm and welcoming dark wooden Dickensian shop frontage of plate glass window and a beveled glass panelled door, in keeping with the ancient village character of Yarmouth. Plus, the shop has a gated back access to a small, paved back garden (called the 'back yard') providing some storage and an alternative access to the back of the shop. The property has undergone a very extensive refurbishment and modernisation programme 2 years ago, therefore presenting itself very well both internally and externally.

Situated in the heart of Yarmouth, on the edge of the Market Square, directly next to the Town Hall which pinpoints the heart of Yarmouth, The Yarmouth Barbers & Connoisseurs is a fully licensed gentlemen's oasis of pampering, and a destination venue for Yachtsmen. Dark mahogany antiques adorn the shop, including a leather wing chair, ottoman & library steps, an oriental rug, and Waterford crystal glasses on hallmarked English Sterling Silver trays exude elegance in this well-appointed shop. The opportunity has arisen for a new owner-operator to take over the business, serving as the only Gentlemen's shop in the West Wight, with more than 1,250 regular clients.

There has been a barbers or hairdressers operating on this premises for more than 50 years. The current business has been operating for more than 2 years and has developed a very significant following from local residents, and regular, frequent Yarmouth visitors. In just 2 years, our 1,250 client base is up from the previous owners' client base of approximately 50 clients, and revenues are up 5 fold in two years.

**The Business Is Comprised Of Two Distinct Elements**

Connoisseurs Shop: Offering fine and vintage wines (by the bottle and the glass via a fine wine dispenser), Cuban and Davidoff cigars, over 125 single-malt whiskies, and gentlemen's finery: cufflinks, novelty ties, and groomsmen gifts, Locke & Co hats, Smythson and Ettinger leather products from belts to jewellery boxes, Waterman and Mont Blanc pens, RayBan, Gucci and Dunhill sunglasses and a myriad of other gifts for gentlemen and special occasions. The shop also organises events such as wine and whisky tastings and private parties on-site and in exclusive private venues across the West Wight, including on private Yachts, as well as providing wine, whisky, and cigar bars at weddings and special occasions

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Gentlemen's Master Barbers: replete with traditional hair cutting, beard shaping, facials & waxing, cut-throat shaves and luxurious hot towel treatments, providing luxury experiences for individuals, groomsmen and special occasion events, and boasting fully-reclining vintage barbers chairs. Interestingly, the setting is so pleasant, there has been a significant increase in ladies' appointments, as our female clients also enjoy a sip of delicious wine whilst having their hair done in an elegant, oasis of luxury.

### Other Potential Shop Uses

The shop could suit a wide variety of occupiers and other businesses, and early interest is encouraged.

- Wine shop
- Whisky shop
- Cigar shop
- Caviar shop
- Books & Maps shop
- Antiques shop
- Jewellery shop
- Chocolatier shop
- Cheese shop
- Hat shop
- Perfumeries shop
- Leather goods shop
- Stationery & Stamp Collectors shop
- Sunglasses shop

.....there are endless other possibilities...





**Note**

The sinks and barbering chairs are removable and are not implanted in the floor, should the purchaser wish them to be removed.

**Permissible Opening Hours**

Daily: 9am-8pm Mon-Sat, 9-4pm Sundays  
 Alcohol Licenses: both off-license and on-premises.  
 Premises Serving Hours: 9am-8pm Mon-Fri; Noon-4pm Sundays  
 Current Opening Hours (low season) 9am-5pm Tuesday-Saturday

**Utilities**

Mains Water and Mains Electricity connected directly to the property.  
 CCTV/Fire/Intruder Alarm system: £100 (optional)  
 Sept23 Internet bill: £122.43 (optional)  
 Sept23 Water bill: £60 (included full time barbering services' water usage (40hrs/week)  
 Sept23 Electricity bill: £250 (included full time (40hrs/week) barbering services' electricity usage, including clippers and hairdryers)

**Tenure**

Business Rates: £812.12 p.a.  
 Maintenance Service Charge: £596.70 per annum (to July2024). The Freehold Block is managed professionally.  
 Ground Rent: £75 per annum

**Business**

FY2023 turnover was £71,318, well exceeding our forecast of £55k for the year with one full time barber (only-until 31July23). This does not include any on-line sales. YTD (to 5th February 2024) Turnover is £15,216, being open only on Saturdays (shop open only, no barbers)  
 The shop currently operates with 1 FTE staff.  
 There is the opportunity to lease the 2nd barber chair and derive further annuity income for the business. Thursday evening opening hours has been very profitable during the summer season, and is when most wine and whisky tastings take place  
 There is the opportunity to grow further the events and on-line sales aspect of the business to generate still further income.

**Location**

Located in Jireh Place, Yarmouth, Isle of Wight, and adjacent to and highly visible from the main market square in the middle of the town, and next to the Town Hall, a main feature on the market square. 2 blocks from the very vibrant Yarmouth Harbour. Yarmouth featured significantly as a destination 'untouched and unspoilt' village on the Isle of Wight, in the Channel 5 (ITV) series, "Isle of Wight: Jewel of the South".

**About Yarmouth**

Yarmouth is a small, but wealthy, town and also benefits from trade generated from the surrounding area including Totland, Freshwater, Brook, Shalfleet, Brighthstone, Mottistone, Calbourne. Yarmouth is considered an affluent area attracting thousands of visitors due to its beautiful and protected location and famous yachting centre (the harbour has doubled in size in recent years). These yachts provide a huge footfall into the town centre. Yarmouth also provides a convenient getaway to the island for visitors via the car and passenger ferry link with Lymington. The town itself has an immediate population of approx. 2,500.

**Customer Parking**

1- and 2-hour customer parking is available directly outside the shop.

**Viewings**

Strictly by Appointment Only with the sole selling agent, Spence Willard.

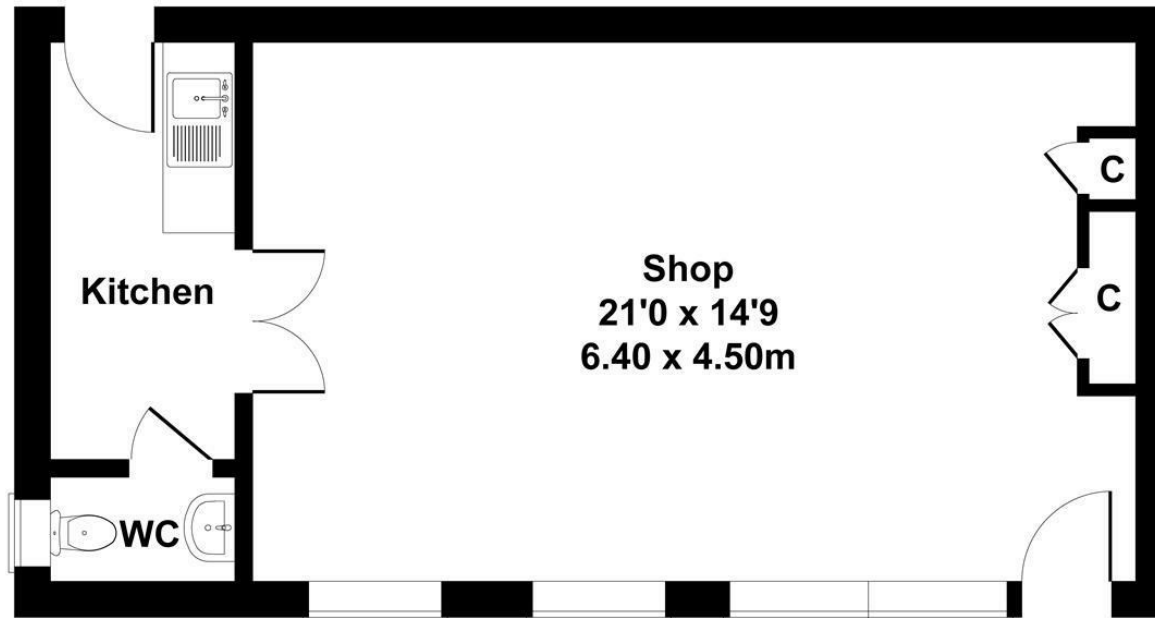
**1 and 2 hour customer parking available directly outside the shop**





# The Yarmouth Barbers & Connoisseurs Shop

Approximate Gross Internal Area  
431 sq ft - 40 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

**Produced by Potterplans Ltd. 2023**

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