

Commercial Property Agents & Valuers

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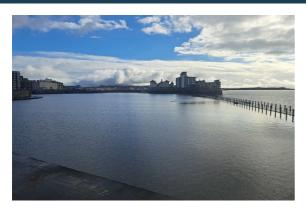
0333 414 9999

www.sprosen.com



Rip Tide

5-7 Birnbeck Road, Weston-super-Mare, North Somerset BS23 2EE



£5,000 for this leasehold business to include valuable inventory of fixtures and fittings. In addition, funds will be needed for rent deposit and rent in advance.



Leasehold £5,000

FEATURES

- Seaside free of tie public house
- Fully fitted and equipped with seating for 40 in multiple areas
- Patio beer terrace for 20 overlooking coast land
- → Annual rent only £15,000
- → Small commercial kitchen
- Well presented ladies and gents
- Fantastic opportunity for new



LOCATION

Weston-super-Mare is one of Somerset's premier towns.

The large affluent local population provides a steady all-round trade throughout the year.

Many thousands of tourists also flock to the town to admire the many great beaches and world-famous pier.

Our subject business is located a short stroll from the centre of town directly overlooking the promenade to water beyond.



Main Bar

(6.9 m x 4.8 m)

With seating for 14 with plenty of extra vertical drinking space.

This easy to manage space has flagstone floor, beamed ceiling and a nautical themed stained glass window.

Bar Servery

Has driftwood frontage, black marble top and a range of beer pumps.

Behind the bar there is non-slip floor, back bar refrigerators, stainless steel sink units etc.

Raised Customer Seating Area

(4.4 m x 3.38 m)

Currently seating 10 at tub chairs and low level circular tables.

Situated adjacent to the main bar with stripped wooden flooring, dado rail, exposed beamed ceilings and a full length picture window overlooking the coastline.

Customer Seating Area 2

(6.8 m x 2.5 m)

With seating for another 12 but plenty of extra vertical drinking space. There is flagstone floors, dado rail, beamed ceiling and glazed door leading to the beer terrace.

Gents WC

(2.1 m 2.9 m)

With stainless steel urinal, low level flush WC, tiled walls and central light fitting on censor light.

Ladies WC

(2.9 m x 2.4 m)

With tiled floor, two low level flush WC cubicles and two wash hand basins.









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Vestibule

With storage space.

Leads to:

Second Store Space

Commercial Kitchen

 $(3.5 \text{ m} \times 3.5 \text{ m})$

With non-slip floor, stainless steel worktop, double deep bowl sink unit and fitted Fosters refrigerator.

There is a commercial extraction in need of repair.

Office

 $(3.3 \text{ m} \times 1.9 \text{ m})$

Cellar

(2.5 m x 3.1 m)

OUTSIDE

The business can be approached either from Birnbeck Road or from waterside walkway.

Facing the coastline with uninterrupted views there is terraced seating for around 20 customers.

THE BUSINESS

Is currently closed.

Our client has other business interests hence the reason for the sale.

TENURE

The property will be let on a brand new 15-year lease.

The annual rent will be £15,000.

In addition, the landlord will require a rent deposit in the sum of £3.750.

VIEWING AND FURTHER INFORMATION

Please Call:

0333 414 9999 (Monday-Friday 9am-5pm) Bruce Sprosen 07467 947296 (Out of Hours)

Please Email: bruce@sprosen.com









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