



## 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 bar

REF: 587

### Rip Tide

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

Leasehold  
£5,000

£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.



## 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.



## THE BUSINESS PREMISES

### 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.

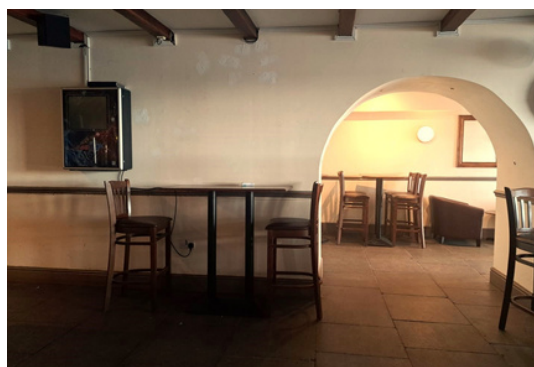
Behind the bar there is non-slip floor, back bar refrigerators, stainless steel sink units etc.

### 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 x 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 m x 3.5 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 m x 1.9 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](mailto:bruce@sprosen.com)



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