



## Mr Ants

22 Priestpople, Hexham, Northumberland NE46 1PQ

- Bar and Cafeteria
- Turnover circa £4,000 per week
- Excellent Passing Trade
- Well Established Business
- Own Website & Social Media
- Prime Town Centre Location
- Licenced till 1:30am
- Fully Equipped Kitchen
- Live Music / Quiz Nights
- Staff Parking to Rear
- Rent £2,000 + vat per month
- Pavement Licence for 12 Covers

**Leasehold Offers in Excess of £39,950**

# BUSINESS FOR SALE

## Location

Mr Ants is situated on the ground and basement levels of a mid-terrace three-storey historic building in Priestpopple. The bar benefits from excellent passing trade as Priestpopple is on the main route into Hexham. Hexham is a densely populated bustling market town in the west of Northumberland.

Hexham has a diverse range of businesses including those regulated to agriculture as well as retail, manufacturing and professional. Hexham is located just off the main A69 Newcastle to Carlisle road and therefore is centrally positioned from Newcastle in the East and Cumbria in the West.

## The Business

Mr Ants is a well-established popular family run business with a good regular trade. It is a lively vibrant bar offering a varied drinks menu including their very popular cocktail menu as well as a good selection of beers, wines and spirits. The business has a number of well established entertainment evenings including a popular weekly live music night and quiz night. It also offers facilities for private functions, cocktail making classes, and a mobile bar service, In-house catering is also available. Recently the business has cut back on food sales so there is huge potential to increase the current trade. It is a relaxed and upmarket bar providing a comfortable range of seating together with standing areas.

The property is fully glazed to the front and has a large bar area with exposed brickwork, ambient lighting and hardwood flooring. The bar itself has a granite top and wooden frontage return. There is a sunscreen to the front exterior of the bar where there are an additional 12 covers. The ground floor has both ladies and gents W/C facilities.

The basement level benefits from a fully equipped kitchen and dry store, as well as an easy access bar cellar.

## Website / Social Media

[www.mrants.co.uk](http://www.mrants.co.uk)

Facebook - 3,072 followers

Twitter - 744 followers

Instagram - 695 followers

## Premises Licence

The premises are licenced for Live Music, Recorded Music, Dancing and supply of Alcohol. Times and dates can be provided on request.

## Tenure

15 years lease from 2013 to and including 2028.

## Rent

£24,000 + vat per annum - Paid quarterly 25<sup>th</sup> March, 24<sup>th</sup> June, 29<sup>th</sup> September and 25<sup>th</sup> December.

## Price

Offers in Excess of £39,950 plus stock at valuation

## Food Hygiene Rating

5 Star (Very Good) Last Inspected 14 August 2019

## Trading Information

We have verbally been informed the business is turning over circa £4,000 per week.

## Viewing

Strictly by appointment through this office.

## Rateable Value

The 2021 Rating List entry is Rateable Value £16,750

## Staff

Owner operated with 5 part time members of staff.

## Opening Hours

Monday – Thursday 12:00 – 00:00

Friday 12:00 – 01:00

Saturday 12:00 – 01:30

Sunday 12:00 – 00:00

## Important Notice

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2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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