



## VINNIES

1 Esplanade, Burnham-on-Sea, Somerset TA8 1BB

Ref: 362

£40,000

- FREE OF TIE LARGE BAR ON THE SEAFRONT OF COASTAL TOWN
- PRIME TRADING POSITION BETWEEN WETHERSPOONS AND LARGE AMUSEMENT ARCADE
- MULTIPLE TRADING AREAS PROVIDE CAPACITY FOR CIRCA 300 WITH LARGE BAR SERVERY
- GREAT SCOPE TO INCREASE CURRENT SALES OF CIRCA £6,000 PER WEEK WITH LIMITED OPENING HOURS
- 2AM LICENCE ON FRIDAY AND SATURDAY – UNIQUE LICENSING HOURS IN THE TOWN
- ONLY ON THE MARKET DUE TO OWNERS OTHER BUSINESS INTERESTS

**£40,000** to include the lease of the property, goodwill and fixtures and fittings, plus stock at valuation. Rent deposit payable to the Landlord.

For further information please call:  
Bruce Sprosen on **07467 947296**

### BATH

3 Edgar Buildings, George Street, Bath BA1 2FJ

### LONDON

71-75 Shelton Street, Greater London, WC2H 9JQ

CONSULTANCY  
LETTINGS  
SALES  
VALUATIONS  
INVESTMENTS

## LOCATION

The seaside town of Burnham-on-Sea is home to golden beaches which attracts tourists from all over the country.

It marks the largest stretch of sand in Europe and has the second largest tidal range in the world.

As a typical resort from Victorian times, it has a pier, lighthouse and a busy seaside promenade on which our subject businesses located.

Vinnies Bar is found in a prime location adjacent to a large public car park, next to Wetherspoons and a large amusement arcade. There are uninterrupted beach views from the property.

## THE BUSINESS PREMISES

### Main Entrance Vestibule

### First Bar Area

Which doubles as a dancefloor with stripped wooden flooring and seating, which is moved at night, for around 30. In this area there is also a DJ booth and a number of plasma TVs.



### Customer Area Around Bar

Is a spacious area with around 10 high bar seats. In this space, there is plenty of standing room also.



### Bar Servery

Has a long frontage and is well equipped behind with a range of equipment including back bar refrigerators, glass washer and ice machine. To the back of the bar there are also further TVs.



### Seating Area 3

Also has stripped wooden floor, poser tables providing around 16 seats and a pool table.



### Seat Area 4

Has stripped wooden flooring, dart board and around 16 covers in this slightly raised area which is sometimes used as a stage.

### Ladies and Gents WC's

There are quality ladies and gents WC's.



### Cellar

### Store Rooms

### Small Office

### Large Office

### Commercial Kitchen

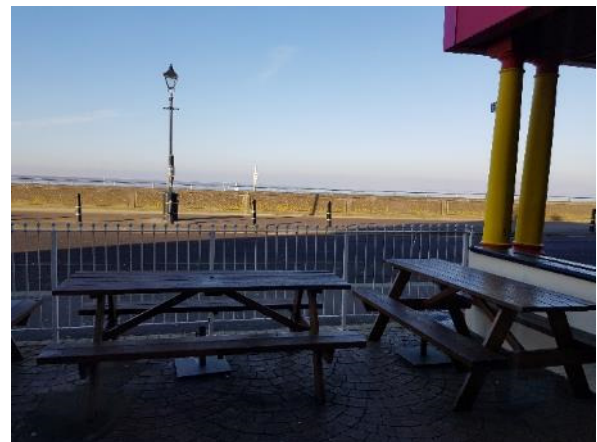
Is fitted with a full range of equipment including oven, pizza oven, extraction system etc.



### OUTSIDE

### Front

Is a patioed area overlooking the seafront with 3 benched seats but space for more.



## Rear

Is a tarmacadam area which has space to park around 10 vehicles. This area could be converted to a suntrap garden.

## THE BUSINESS

Has been owned and operated by our client for the past 5 years. During the off season (October to March) the business only opens Thursday, Friday, Saturday and Sunday.

Licensing hours are until 12midnight Sunday to Thursday and until 2am Friday and Saturday. We understand that this is the only large venue in Burnham-on-Sea with these licencing hours.

Our client has other business interests and therefore we believe the sales can be greatly increased. Currently weekly sales are around £6,000 with an estimated net return for working owners of around £40,000.

Detailed accounts can be provided.

## TENURE

The property is subject to a ten year lease which commenced in 2017.

Annual rent is in the sum of £25,000 payable monthly in advance.

The Landlords would require a rent deposit of circa £5,000.



## VIEWING AND FURTHER INFORMATION

Viewings are easily arranged by calling the agent Bruce Sprosen on 07467 947296.

We ask that staff are not approached directly as some are not aware of the proposed sale at this time.

Bruce has visited the business and will be pleased to discuss with you any further details you require.

