



THE CELLAR BAR, SHORE ROAD, SWANAGE
£350,000 FOR THE BUSINESS

This is an exceptional opportunity to acquire a highly successful Bar situated in an excellent trading position on the foreshore directly overlooking Swanage Bay. It occupies the ground floor shore side of The Mowlem, which is considered to be the most notable building on the seafront in the centre of Swanage.

The business has been profitably trading for several years and is fully furnished and equipped to a high standard, with a relaxed contemporary style with seating indoors and undercover terraced seating on the parade. The Bar operates 7 days a week 10.30 am, flexible closing up to 1am. The Cellar Bar has 4.5 star rating on Trip Advisor. Audited accounts and the lease are available for inspection by genuine applicants on request and has excellent revenue and profits. The majority of the furniture, fixtures and fittings will be included in the price. A full inventory will be provided and attached to the contract in the event of a sale.

This extremely popular coastal resort attracts many thousands of tourists throughout the year and is renowned for its scenic beauty and as being the gateway to the Jurassic World Heritage Coastline.

VIEWING

Viewing of this exceptional business opportunity is highly recommended, all viewings must be accompanied and these are strictly by appointment through the Sole Agents, Corbens, 01929 422284. Postcode **BH19 1DD**.

Property Ref: SHO1608

ACCOMMODATION

Bar and Seating fully glazed frontage, indoor seating for up to 58 comfortably.

Store Room 3m x 2.78m, wash basin

Store 3.09m x 2.41m plus 1.91m max x 1.67m max (irregular shape)

Office 4.1m x 1.22m with wash basin and worktop

WCs Male and Female

Outside Covered Terrace with Table seating for up to 84 (there is potential for further seating)

PLANNING CLASSES USE ORDER

Classification Sui Generis

TENURE - LEASE 20 Years, commencement date April 2020

Terms: Rent £12,000 plus VAT, payable quarterly in advance
Plus service charge which includes a proportion of building insurance
Rent Reviews Every 5 Years (as normal practice)
Break Clause Every 5 Years (as normal practice)

SERVICES

Mains water, electricity and drainage.

BUSINESS RATES

R/V £12,800. Small Business Rates Relief Available.

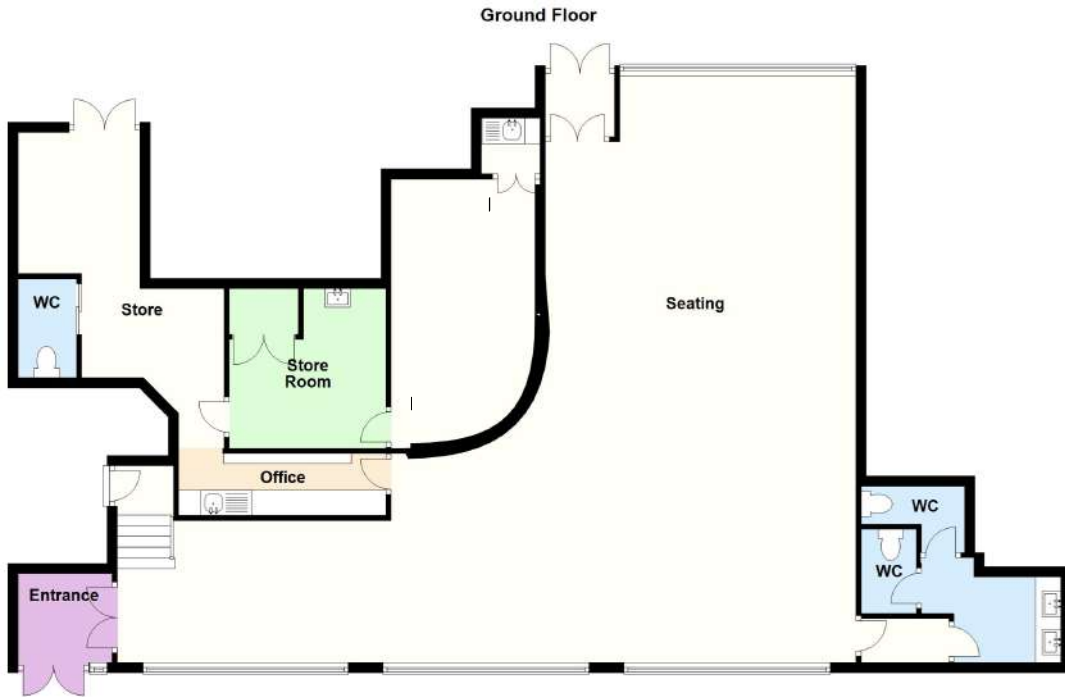
Rates Payable £851.62.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	27-29
(81-91) B	22-26
(69-80) C	19-21
(55-68) D	16-18
(39-54) E	13-15
(21-38) F	9-12
Not energy efficient - higher running costs	1-8

Awaiting EPC

Total Floor Area Approx. 170m² (1,830 sq ft)



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor; A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

