



First Floor 50 - 52 Station Road, New Milton, Hampshire. BH25 6JX

POA



Ross Nicholas & Company Limited
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BH25 6DQ
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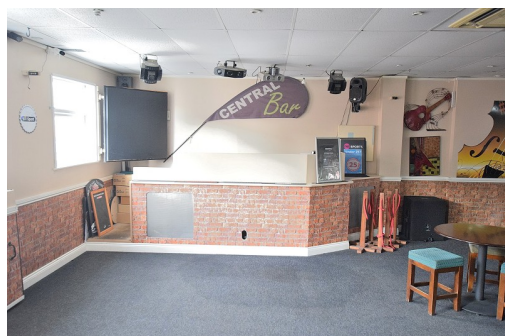




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POA

Offered for sale pending Retirement by the current owners of the business is this profitable Sports Bar investment. Providing a well run bar and leisure area with bar snack facilities, this is a great opportunity for someone looking to run their own Licensed business. The premises is subject to a new 10 Years Lease (details to be provided) allowing the new owner of the business to really establish themselves and continue in the good work of the current owners. All fixtures and fittings are included in the sale and the Accounts are available for inspection if required.



ENTRANCE

Ground floor Entrance with steps rising up to the first floor, fire door then leads into the main trading area.

MAIN TRADING AREA (66' 9" X 47' 2") OR (20.34M X 14.38M)

Windows to the front and rear with sound insulation for hosting live events. Provision for wall hung televisions, two dart boards fitted as well as three pool tables, host of high end low level seating including settees and tables. Selection of bar stools. Narrowest part where the bar protrudes the measurement comes down to 9.83metres. In the bar area there is a selection of fridge units, optics, shelving with LED back-lit displays, series of pumps. Currently using Coors as suppliers so there is a host of lagers and Guinness also bar storage area to the rear.

KITCHEN (12' 1" X 7' 7") OR (3.68M X 2.32M)

Range of base and wall mounted cupboard and drawer units, laminate work top surface over. Counter top dishwasher, stainless steel sink unit with mixer tap over and drainer adjacent. Fan assisted oven and extractor fan above. Numerous double power points and shelving. Commercial dishwasher at the end with set of twin stainless steel sink units, mixer taps over and drainer adjacent. Corner mounted wash hand basin and space for under counter utilities and storage area behind which measures 3.87 x 1.38. Covered window to side and power and lighting, space for a good size chest freezer. In the kitchen lighting circuit and high level consumer unit. At the rear is the Fire Escape which also leads down to the cellar where there are cloakrooms.

CLOAKROOM

Gents is fitted with two urinals and then a low level flush WC, wash hand basin and UPVC double glazed window to the rear, wall mounted hand dryer. Ladies is fitted with two cubicles, inset wash hand basin, cupboard beneath and opaque double glazed window to rear, fully tiled walls and flooring. Fire escape down to the cellar area which leads to the outside. Two allocated parking spaces.

BASEMENT (12' 0" X 7' 10") OR (3.65M X 2.39M)

There is a further little recess of the main cellar measuring 1.87m x 1.02m

LICENCE

LICENCES/PERMISSIONS - We are informed that the property holds a Premises Licence granted by New Forest District Council. The Licensing Act 2003 states that properties serving alcohol have a designated premises supervisor who must hold a Personal Licence. We suggest that all purchasers take appropriate professional advice. We have not had sight of this licensing documentation.

TRADE

Currently trading circa £5,858 per week based on 2023 figures. The owners inform us that the business trades as a Sunday to Thursday (11am to 11pm) and on Friday and Saturdays 11am to 1:00am.

LEGAL FEES INVOLVED

The incoming tenant will be responsible for their own legal fees.

BUSINESS RATES

The current owners of the business benefit from small business rate relief and currently do not pay business rates for this reason.

Zoning is used to apply the price per square metre to the property and get the rateable value. Each zone covers the width of the shop and has a depth of 6.1 metres. Zone A starts at the shop window. As you move further into the shop, each zone is half the value of the one before it. Spaces like store rooms or upstairs offices are valued but not as a zone.

Features such as air conditioning and lifts may be shown separately in the valuation.

TENURE

A new lease with terms to be negotiated by the new incoming tenant which will be put forward to the freeholders. Rent currently £12,000 per annum which will increase slightly when new lease terms are negotiated.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

From our Office in Old Milton Road turn left at the traffic lights into Station Road and proceed along the road and shortly you will come to The Central Bar.

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

EPC RATING

The EPC rating for this property is F28



CENTRAL BAR
292.9 sq.m. (3153 sq.ft.) approx.



TOTAL FLOOR AREA : 292.9 sq.m. (3153 sq.ft.) approx.

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