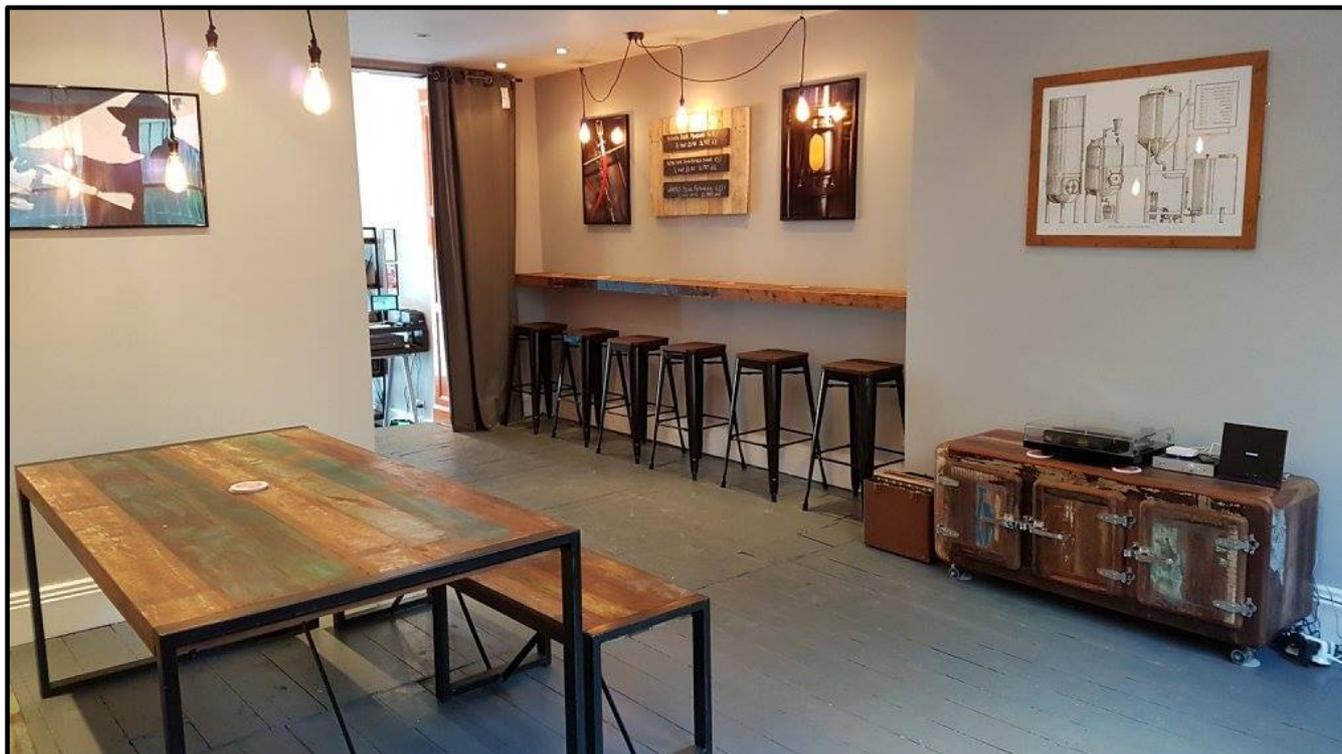


CRAFT BEER BOTTLE SHOP & TAPROOM (A1) LEASE FOR SALE



40 Mount Pleasant Rd, Tunbridge Wells, Kent, TN1 1RB

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- Located in heart of affluent town
 - On & Off Premises License
 - High quality fit out
 - Craft bottle shop with rear taproom
 - Scope to take over existing business & improve sales
 - Suitable for alternative A1 uses (café, wine bar etc)
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LOCATION

Situated in the heart of the affluent Kent town of Royal Tunbridge Wells, the store is conveniently located opposite the busy commuter railway station and near to The Pantiles, a popular tourist spot. Neighbouring businesses include high end retailers such as Neal's Yard Remedies and Bang & Olufsen, as well as popular restaurant chains Wagamama and Carluccio's. There is a Hotel du Vin around the corner, whilst to the rear of the property is the busy Calverley Grounds.

PROPERTY

The business is arranged over the ground floor only measuring 756 sq ft. The front area consists of the bottle shop whilst at the rear there is a fantastic tap room as well as a kitchenette, WC, store and yard.

Interested parties should verify the accuracy of the above floor areas for themselves.



LEASE

Available by way of an assignment of the existing 10 year lease due to expire on 25th November 2026 at a rent of £28,000 pax and subject to five yearly reviews, the next due in 2021 at which time there is also a tenant only option to break the lease. The lease is contracted outside the security of tenure and compensation provisions of the L&T Act 54.

LICENSE

We are advised that the premises license permits the sale or supply of alcohol ON & OFF the premises from 8am to 11pm Monday – Saturday and from 10am to 11pm on Sundays. Full details of the license are available on Sevenoaks District Council’s website - Ref 16/03108/LAPRE

PREMIUM

Offers invited for the benefit of the lease, license, goodwill and fixed fixtures and fittings.

BUSINESS RATES

Rateable value £20,500

UBR (2017/18) 48p

Rates payable £9,840

Interested parties should confirm the above with the local authority

SERVICE CHARGE

On application

THE BUSINESS OPPORTUNITY

The business currently trades as The Beer Boutique, a specialist craft beer bottle shop / bar hybrid. The main focus of the business is selling artisanal craft beers to take away (around 85% of revenue), featuring a range of over 300 different beers from breweries across the UK and beyond. There is a small percentage of turnover that comes from customers drinking beers on the premises as well as a regular series of tasting events, which are held in the ‘taproom’ area at the back of the store.

The Beer Boutique has been trading for 2 years in Royal Tunbridge Wells although has sister sites in Putney & Wandsworth, South West London. It has built up a well deserved strong reputation within Tunbridge Wells and is very much considered a staple of the town’s thriving food & drink scene, having collaborated with other high quality independents including Fuggles Beer Cafe, Marlowe’s Burger Restaurant & The Guinea Pub.

There is scope to increase revenue through more focused local management, in particular in the following ways:

- Increase range to include wine & spirits (a common request from customers) to drink onsite and take away
- Increased range & regularity of in-store events
- Taking better advantage of gifting opportunities & occasions

REASON FOR SALE

The current owner is looking to sell this site in order to focus on their core business in London, which includes 5 other stores under two brands. It is the current owner’s firm belief that with a local owner operator, this business has great potential due to its strong reputation, loyal existing customer base and firm foundations.

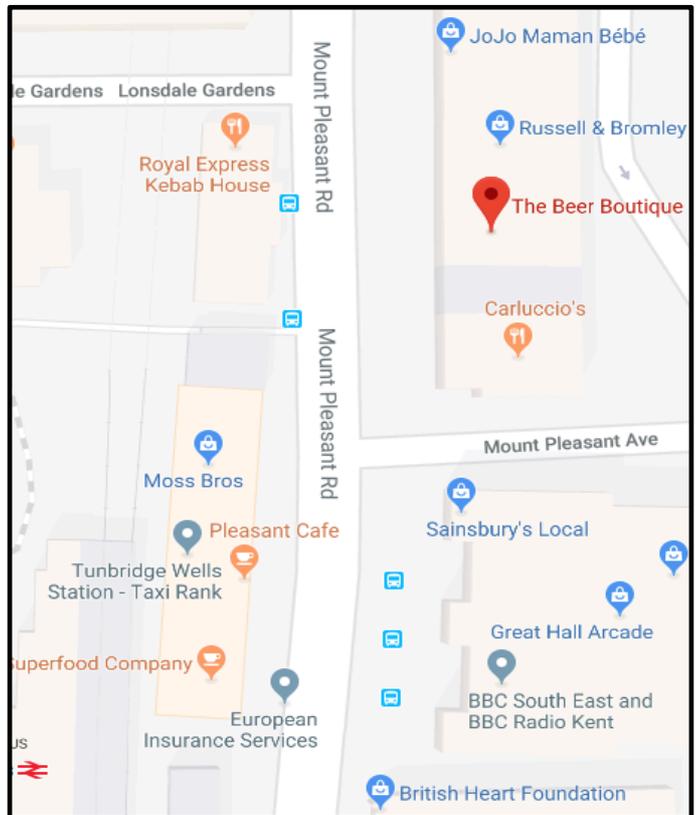
Whilst this is a turnkey opportunity the site itself would also lend itself to many other uses. Should a purchaser wish to continue trading the site as a craft beer retailer then the seller is prepared to offer full process manuals, training and access to certain stock as part of the sale process.

VIEWING

STRICTLY CONFIDENTIAL - STAFF UNAWARE.

By appointment only through sole agents:

Marc Rogers www.mkproperty.co.uk
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