



Excellent opportunities available for high street bar operators

Managed houses in prominent locations across the UK

# GUIDANCE NOTES

**Managed house bars for sale on behalf of the Barracuda Group, offering a broad appeal.**

**Premises** - A mixed portfolio of freehold and leasehold properties where the leases are available on assignment terms, dependent on covenant strength. The original leases, the majority of which are on a free-of-tie basis, have varying terms with 5-yearly rent reviews. Copies of the leases are available to interested parties upon request.

**Trading details** - The sales figures quoted are net of VAT for the years ending September 2008, 2009 and 2010. Further headline trade information may be available to interested parties upon request.

**Trade fixtures and fittings** - The trade fixtures and fittings are included in the sale with the exception of the electronic till systems, any badged items and any items which are subject to lease or hire-purchase agreements. All beer raising/monitoring equipment remains the property of the supplier. In addition, where branded, the premises will be required to be renamed with all external and internal signage removed upon completion.

**Stock and glassware** - Stock and glassware is to be purchased at valuation upon completion.

**Licensing information** - All premises have the benefit of a Premises Licence granted by the Local Authority. Properties serving alcohol must have a designated premises supervisor who is the holder of a Personal Licence. Prospective purchasers are advised to take appropriate specialist advice, particularly if they do not currently hold a Personal Licence.



**Barrelage information** - The quoted barrelage figures are for draught and packaged beers, lagers and ciders and are for the period October 2009 to September 2010. These figures are for indicative purposes only and cannot be warranted.

**Staff** - All staff (where applicable) will transfer with the business in accordance with the Transfer of Undertakings (Protection of Employment) Regulations 1981.

**VAT** - VAT, if applicable, will be charged at the prevailing rate on any premium, including the trade fixtures and fittings.

**Rates** - Rates payable are calculated in the UK by multiplying the Rateable Value by the Uniform Business Rate which is currently 40.7 pence; this does not allow for any adjustments including any relief or transitional adjustment that the business is entitled to. The majority of 2010 Rateable Values are under appeal by Barracuda Group.

**Viewings** - No direct approach is to be made to either the premises, managers or their staff. All appointments are to be made by prior arrangement through the relevant Christie + Co office.

**Guide prices** - All guide prices, where quoted, are indicative and in many instances we expect to exceed these figures. All offers are to be submitted directly to Christie + Co on a fully completed offer form available from any Christie + Co office or downloadable from the website [www.christie.com/barracudaoffer](http://www.christie.com/barracudaoffer).

**Agent's notes** - Please note that these details have been prepared as a general guide and do not form part of a contract. We have not carried out a detailed survey, nor tested the services, appliances and

specific fittings. Promap site plans, dimensions, areas and capacities, where given, are approximate and should be verified by the intending purchasers.

Any accounts or financial statements which are provided to prospective purchasers are provided on behalf of our client. We can not therefore offer any guarantee of their completeness or accuracy and, accordingly, we shall not be liable for any loss, damage, costs, expenses or any other claims for compensation arising from inaccuracies or omissions in the accounts/financial statement.

**Finance** - Christie Finance is the only business mortgage company recommended by Christie + Co. For full information on mortgages available on this or any other business please contact Christie Finance, who will be pleased to offer advice and assistance in arranging any necessary funding on 0844 4124944 or [www.christiefinance.com](http://www.christiefinance.com)

**Insurance** - As insurance will be required to be in effect from exchange of contracts, Christie Insurance would be pleased to offer advice and assistance in arranging the necessary cover for all aspects of business ownership on 0844 4124924 or [www.christieinsurance.com](http://www.christieinsurance.com)

**Contact** - All corporate/multiple enquiries should be directed to either Anthony Jenkins or Noel Moffitt:

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# TOWN HALL, STAINES

# South East & London



Market Square, Staines  
Middlesex TW18 4RH

- High-profile town-centre location
- Grade II Listed former town hall
- Trading on ground and first floor
- Free-of-tie lease

Leasehold  
Premium offers invited

London Ref: 42/55877

**Situation:** The premises are located in an excellent trading position in the heart of Staines town centre, a well-populated commuter town within the M25, with a strong local office presence due to its proximity to Heathrow International Airport, which is only 2 miles distant.

**Description:** The imposing 4-storey building, constructed circa 1880, was formerly Staines Town Hall and retains many ornate period features. It is of brick construction under a pitched Mansard-style roof and is “Italianate” in architectural style.

**Internal details:** The premises comprises two grand “ante” rooms either side of the main entrance leading to an impressive auditorium-style ground floor trading area overlooked by a first floor gallery. All areas have a good mix of loose and fixed seating and tables. Also located at first floor level is a private bar which is ideally suited to functions, parties or meetings. There is substantial residential accommodation at second floor level, with some rooms offering stunning views of the River Thames.

**External details:** Seating at the front for 20.

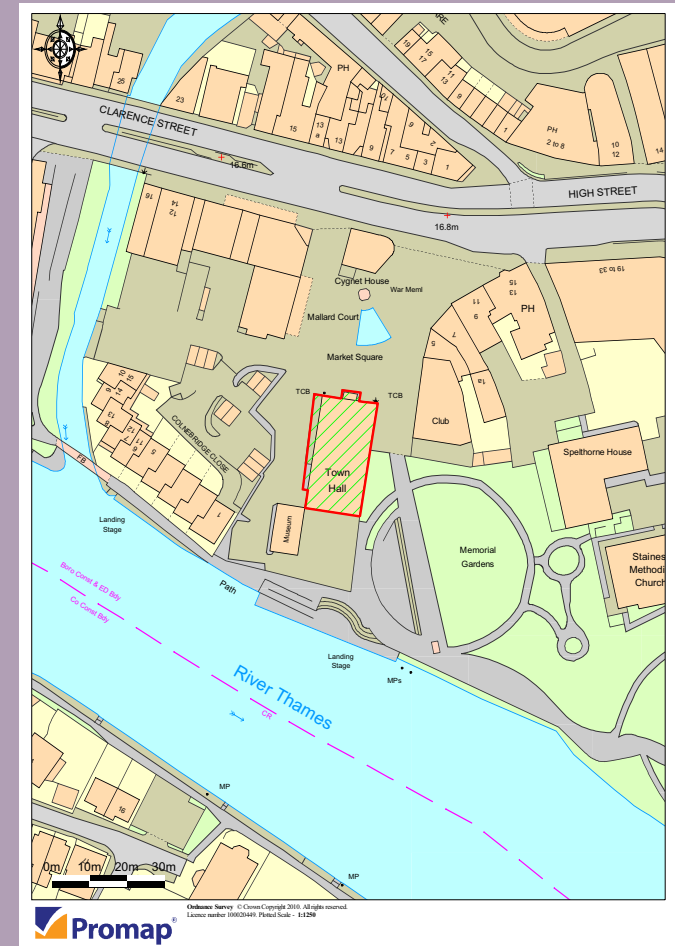
**Gross internal area:** Approximately 919 sq m.

**Licensed capacity:** 900.

**2009/10 barrelage:** 330.

**Tenure:** Free-of-tie lease.

- 35-year lease expiring 16/02/2040
- Current rent £125,000 pa
- Next review 2010



	2008	2009	2010
Turnover	£899,991	£725,059	£571,064

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# CLIPPER, DARTFORD

# South East & London



74-76 High Street,  
Dartford DA1 1DE

- Town-centre high-footfall circuit location
- Large flexible re-fitted trading area
- External trading areas at the front and rear
- Free-of-tie lease

Leasehold  
Premium offers invited

London Ref: 42/55876

**Situation:** Located in a good trading position on Dartford High Street with national businesses such as Boots, Halifax and W H Smith located in close proximity. The Orchard Shopping Centre is also adjacent to the site which is situated on the local licensed circuit.

**Description:** Brick-built 2-storey building under a flat asphalt roof.

**Internal details:** Large rectangular open-plan trading space with prominent bar servery, areas of fixed and loose seating and conservatory area. Fitted out and decorated to a high standard following refurbishment in the last six months, the premises provide a comfortable, pleasant trading environment. Well-equipped trade kitchen, good size cellar and back-of-house facilities.

**External details:** Beer garden area at the rear with smoking shelter, small staff car park and delivery area. Small area at the front of the property bordering a pedestrianised area.

**Gross internal area:** Approximately 630 sq m.

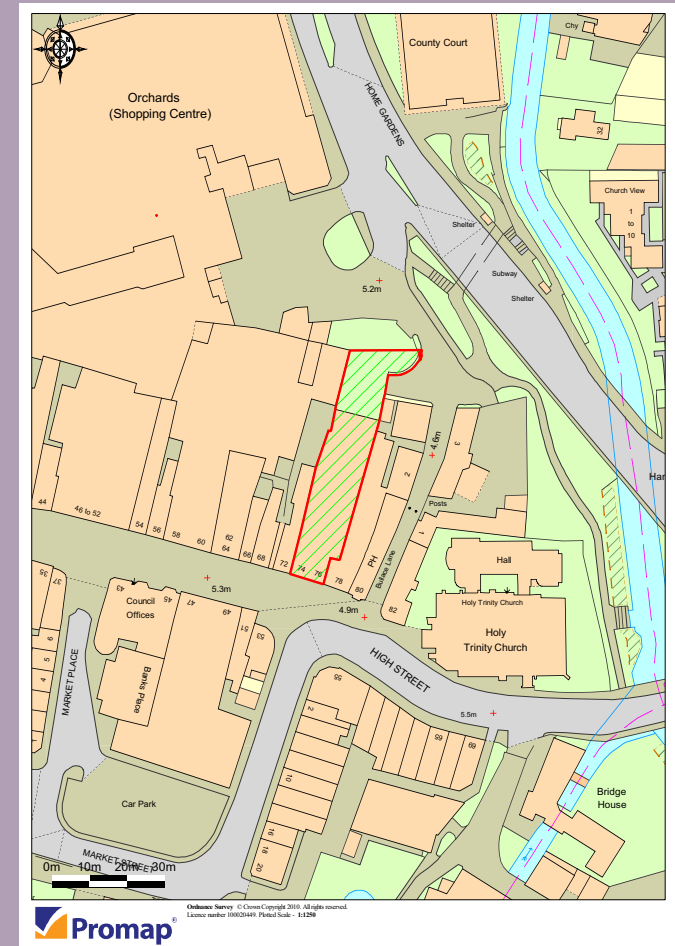
**Licensed capacity:** 600.

**2009/10 barrelage:** 250.

**Tenure:** Free-of-tie lease.

- 25-year lease expiring 29/09/2027
- Current rent £69,000 pa
- Next review 2012

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	2008	2009	2010
Turnover	£630,206	£530,389	£417,766

# VACANT UNIT, CHISWICK, WEST LONDON

# South East & London



**Situation:** Occupying a prominent location at the eastern end of Chiswick High Road, close to Turnham Green Underground Station. The surrounding area is populated by high-quality bar and restaurant operators, cafés and niche retail shops, including Marco Pierre White's Italian concept restaurant, Frankie Braganza's.

**Description:** Glass-fronted unit on the ground floor and basement of a 3-storey retail parade building. The site is currently closed for trading.

**Internal details:** Well-proportioned ground floor trading area with glazed atrium at the rear, commercial-grade trade kitchen, cellar and basement storage. Presented in good decorative condition and repair.

**Gross internal area:** Ground floor approximately 213 sq m plus ancillary

**Licensed capacity:** N/A.

**2009/10 barrelage:** N/A.

**Tenure:** Free-of-tie lease.

- 2 separate 40-year leases expiring 27/05/2032
- Combined current rent £62,000 pa
- Next review 2012

**Contact:** Daniel Arnold, Enfield Office.  
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80-82 Chiswick High Road  
London W4 1SY

- Prime location in West London suburb
- Ground floor space in good condition
- Close to other high-quality operators
- Free-of-tie lease

Leasehold  
Premium offers invited

Enfield Ref: 24/56968



# PROVIDENCE, HOVE

# South East & London



130 Western Road, Hove,  
East Sussex BN3 1DA

- Large bar fronting Hove's main retail centre
- Large adaptable ground floor footplate
- Strong potential for alternative use (STPP)
- Free-of-tie lease

Leasehold  
Premium offers invited

Maidstone Ref: 88/55703

**Situation:** Located in a busy retail area along with a broad mix of national and independent bars, restaurants and shops. The property is situated in a high-density residential area.

**Description:** The premises are situated in a 4-storey office building of 1960s/1970s construction at ground floor level with canopy over pub fascia.

**Internal details:** Large open-plan single bar operation in reasonable decorative condition and repair, with basement back-of-house facilities and residential accommodation situated within an enclosed mezzanine level. Strong potential for alternative use subject to landlord's consent and planning.

**External details:** The property has a Pavement Licence for an external area located beneath the canopy at the front of the building with seating for 40.

**Gross internal area:** Approximately 513 sq m.

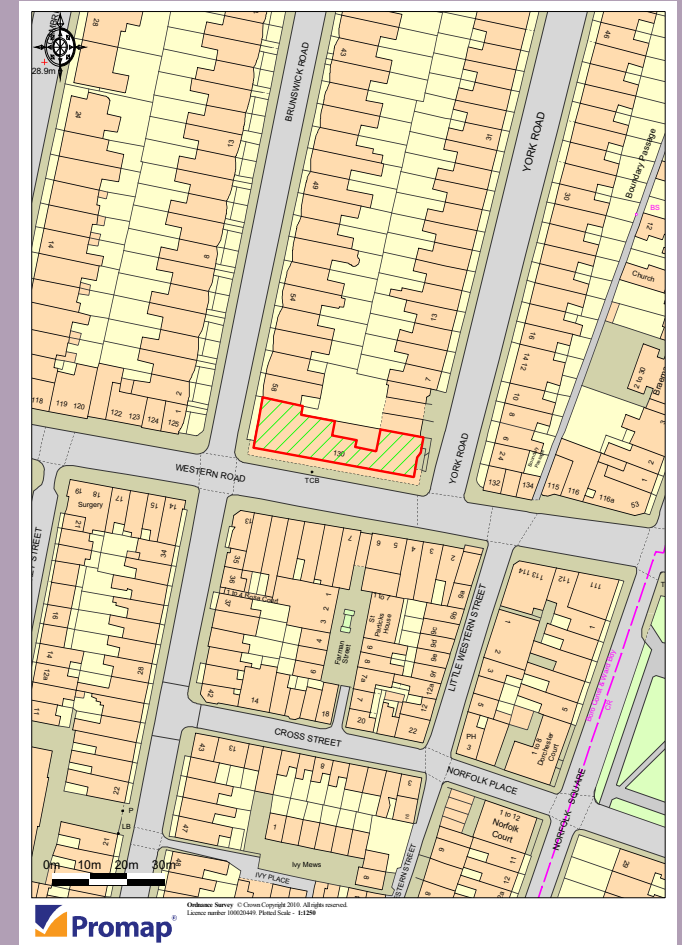
**Licensed capacity:** 600.

**2009/10 barrelage:** 286.

**Tenure:** Free-of-tie lease.

- 35-year lease expiring 16/12/2033
- Current rent £69,000 pa
- Next review 2013

**Contact:** Kevin Chapman, Maidstone Office.  
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Mobile: 07764 241 475



	2008	2009	2010
Turnover	£484,871	£511,470	£425,842

# VACANT UNIT, MAIDSTONE

# South East & London



22-27 High Street, Maidstone,  
Kent ME14 1PA

- Vacant shell unit with A4 planning
- Large, regular ground floor plus basement
- Premises Licence with 2.30am terminal hour
- Free-of-tie lease

Leasehold  
Nil premium – incentives available

Maidstone Ref: 88/55657

**Situation:** Prominent corner location at the junction of High Street and Pudding Lane, close to the Fremlin Walk retail centre, which comprises 350,000 sq m of recently developed retail space. Located adjacent to the main bar and restaurant circuits and close to high street retailers such as Argos and Specsavers.

**Description:** The shell unit comprises a large pub, restaurant or retail unit situated in a 4-storey mixed-use redevelopment scheme together with adjacent retail and first and second floor office and residential space.

**Internal details:** The accommodation is split over ground floor (approximately 393 sq m) and a further basement area (approximately 317 sq m) providing around 710 sq m of developable space in total.

**Gross internal area:** Approximately 710 sq m.

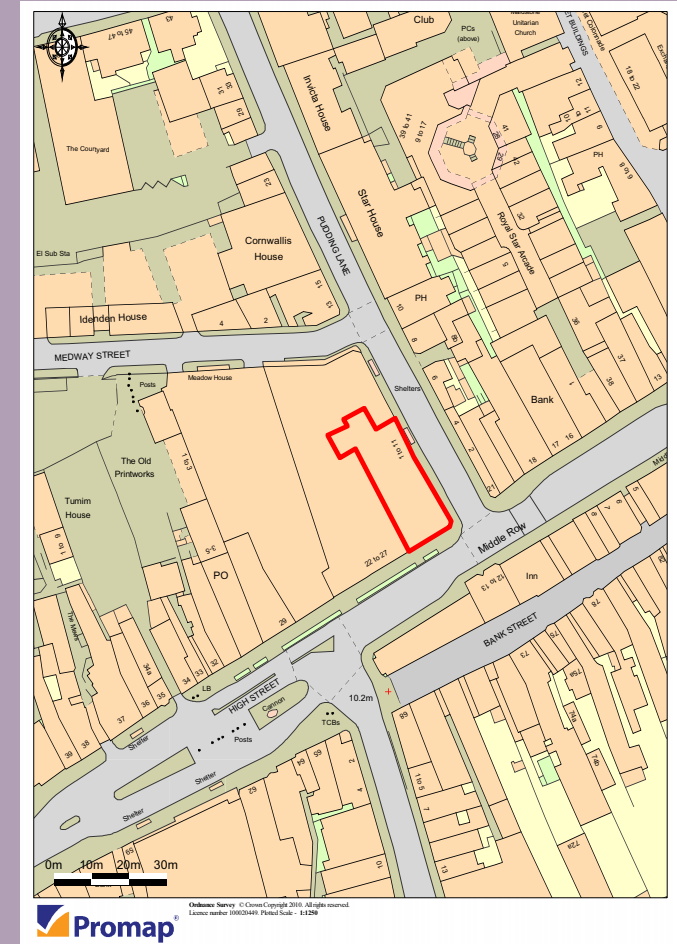
**Licensed capacity:** N/A.

**2009/10 barrelage:** N/A.

**Tenure:** Free-of-tie lease.

- 25-year lease expiring 10/02/2034
- Current rent £87,500 pa
- Next review 2014
- Service charge approximately £8,500 pa

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# GEORGE & PELICAN, NEWBURY

## South West



25 Bartholomew Street, Newbury,  
Berkshire RG14 5LL

- Well-located high-quality free-of-tie bar
- Large well-fitted interior and trade kitchen
- Very favourable late licensing hours
- Potential for alternative use (STPP)

Leasehold  
Premium offers invited

Milton Keynes Ref: 74/50098

**Situation:** Located opposite the Kennet Centre, Newbury's primary shopping centre comprising notable occupiers such as Debenhams, TK Maxx, Pizza Express and Vue Cinemas. On a pedestrianised thoroughfare with good footfall and an extensive retail frontage to Bartholomew Street. Newbury Railway Station is approximately 5 minutes walk from the property.

**Description:** The bar occupies the ground floor of a brick-built parade with independent office space located at upper floor levels.

**Internal details:** Large split-level area with fixed and loose seating and tables, bar servery area and dance floor. The property is fitted out to a very high standard with modern decoration, furnishings and lighting and has been very well maintained. Potential for alternative uses subject to landlord's consent and planning.

**External details:** Well-equipped and covered external area with seating for approximately 70 people at the front.

**Gross internal area:** Approximately 849 sq m.

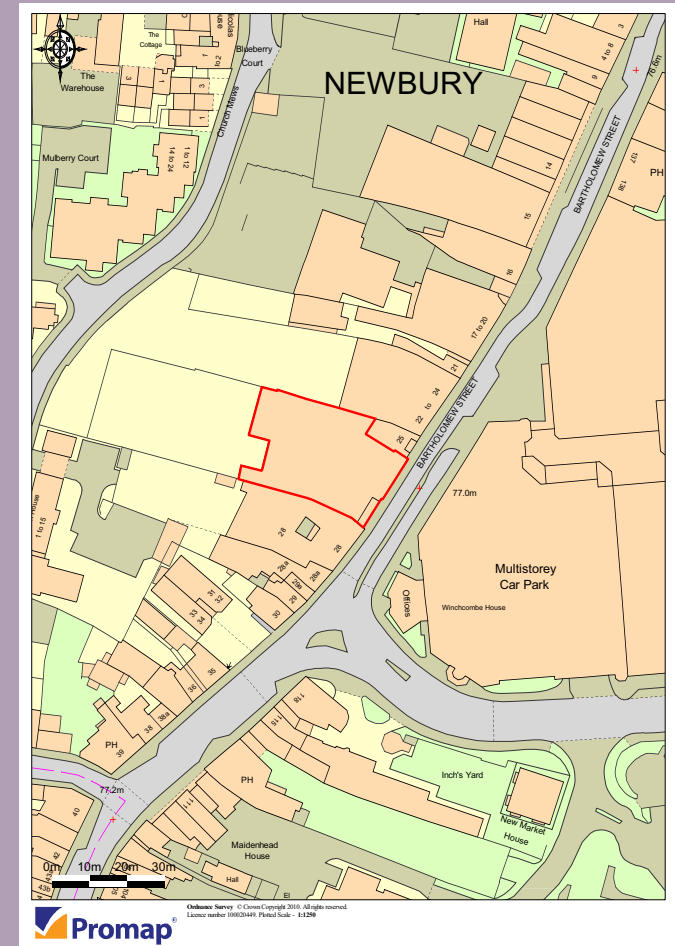
**Licensed capacity:** 780.

**2009/10 barrellage:** 343.

**Tenure:** Free-of-tie lease.

- 25-year lease expiring 03/05/2032
- Current rent £95,000 pa
- Next review 2012

**Contact:** Carl Steer, Milton Keynes Office.  
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	2008	2009	2010
Turnover	£1,137,871	£662,271	£659,916

# ACADEMY, PORT TALBOT

South West



44-46 Station Road,  
Port Talbot SA13 1JS

- Substantial free-of-tie town-centre property
- Large flexible open-plan bar in good repair
- Very favourable late licensing hours
- Strong barrelage figures

Leasehold  
Premium offers invited

Bristol Ref: 34/50969

**Situation:** The property is well located in the heart of the local licensed circuit of Port Talbot, close to the pedestrianised High Street shopping area. J D Wetherspoons are opposite the premises and a number of privately owned pubs and bars are within a short walking distance.

**Description:** Impressive 3-storey brick-built mid-terrace property under a pitched roof with excellent frontage to the street.

**Internal details:** The open-plan ground floor trading space is readily adaptable to operator requirements and comprises areas of fixed and loose seating, a DJ booth, dance floor and prominent bar servery. Substantial trade kitchen and well-apportioned staff accommodation on the upper two floors, comprising four separate flats of differing sizes. May offer alternative use potential for retail, subject to landlord's consent and planning.

**Gross internal area:** Approximately 912 sq m.

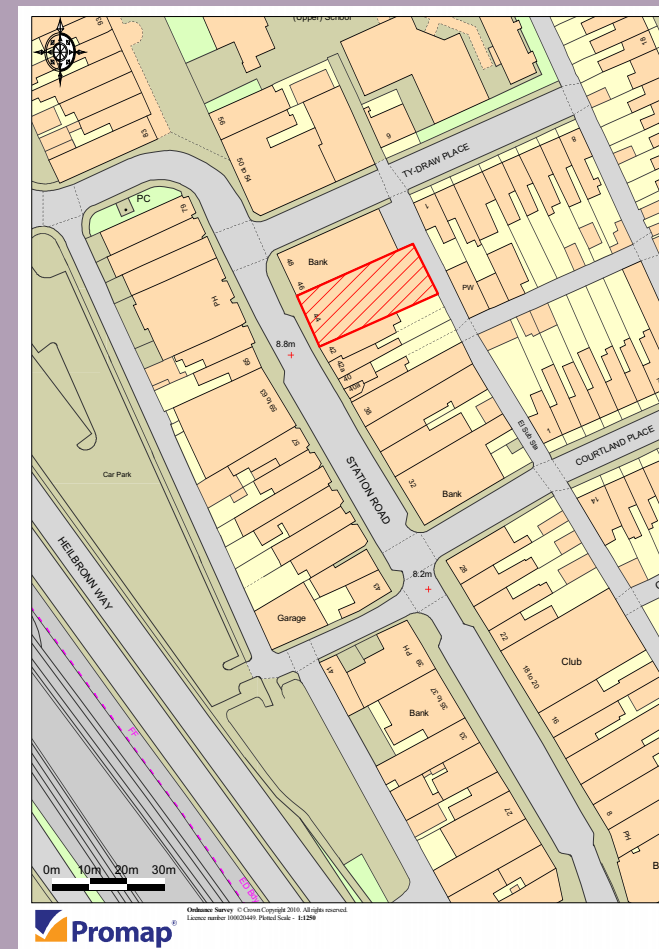
**Licensed capacity:** 344.

**2009/10 barrelage:** 546.

**Tenure:** Free-of-tie lease.

- 35-year lease expiring 09/10/2040
- Current rent £40,000 pa
- Next review 2010

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	2008	2009	2010
Turnover	£618,771	£677,793	£551,819

# BARRACUDA BAR, NEWQUAY

South West



27-29 Cliff Road, Newquay,  
Cornwall TR7 2NE

- Very large bar/nightclub with fantastic views
- 2,084 sq m on four floors. Capacity 1,460
- Very favourable late licensing hours
- Alternative use potential (STPP)

Leasehold  
Nil premium – incentives available

Exeter Ref: 32/58837

**Situation:** Landmark building on a main arterial route amidst other bars, hotels, restaurants, niche retail shops and residential apartments. Both J D Wetherspoon and Pizza Express are within 5 minutes walk and a recently developed 80-bedroom Travelodge is located within 100 m. Newquay is a popular summer holiday/surfing resort where the population swells to over 100,000 from Easter to the end of September.

**Description:** The former leisure centre was redeveloped as a pub/nightclub in the 1990s and is of 4-storey brick construction with glazed rear façade, overlooking the N Atlantic coast. The unit is currently closed for trading.

**Internal details:** Large ground floor area with feeder bar opening onto the rear auditorium-style trading room, mezzanine balcony with a theatre-style trade kitchen and fabulous views of Western Beach and the bay of Newquay. Residential accommodation on the upper floors and the top floor is traded as a martial arts gym on a temporary agreement. Alternative use potential, subject to landlord's consent and planning permission if applicable.

**External details:** A patio area at the front can seat approximately 30 persons.

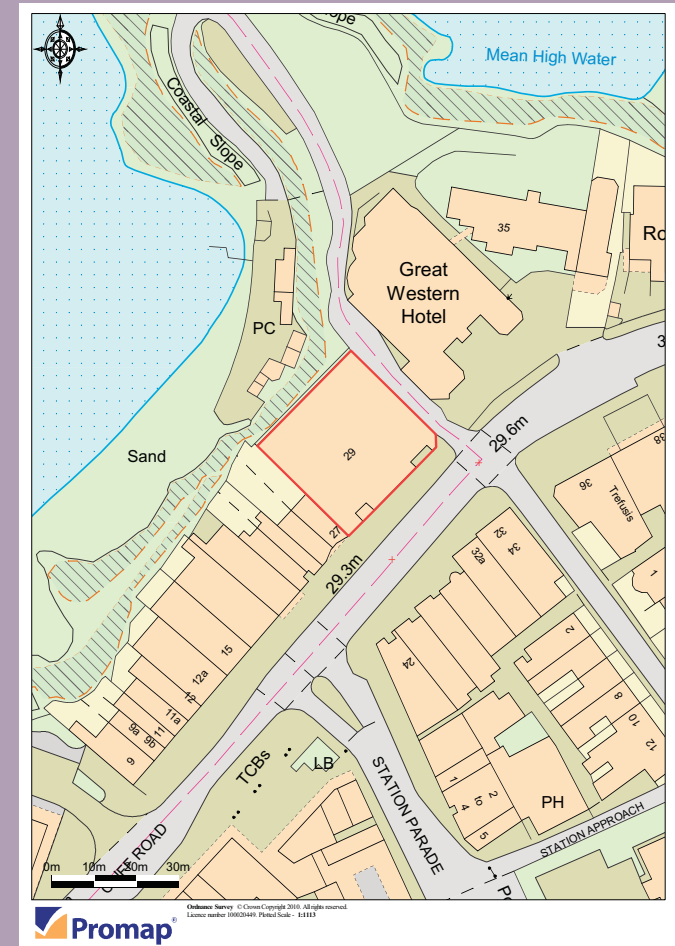
**Gross internal area:** Approximately 2,084 sq m.

**Licensed capacity:** 1,460.

**2009/10 barrelage:** N/A.

**Tenure:** Free-of-tie lease.

- 35-year lease expiring 08/02/2036
- Current rent £154,400 pa
- Next review 2011



\* part-year trading only

	2008	2009	2010
Turnover	£846,609	£357,182*	£0

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# VACANT UNIT, SWINDON

# South West



30 Bridge Street, Swindon,  
Wiltshire SN1 1BP

- Free-of-tie town-centre unit
- Good standard of internal presentation
- Ground floor trading area with trade kitchen
- Alternative use potential (STPP)

Leasehold  
Nil premium – incentives available

Bristol Ref: 34/60302

**Situation:** Located in a good position on the main leisure circuit of Swindon new town, close to operators such as Revolution, Cosmo (a national Pan-Asian brand), Café Nero and other independent late-night bars and clubs.

**Description:** 2-storey mid-parade unit comprising ground floor restaurant and first floor ancillary areas. The unit is currently closed for trading.

**Internal details:** Ground floor restaurant area with aluminium shop front, fitted counter/bar area and second servery area with dumb waiter. Alternative use potential subject to landlord's consent and planning.

**External details:** A Pavement Licence application may be worth considering due to the pedestrianised frontage.

**Gross internal area:** Approximately 377 sq m.

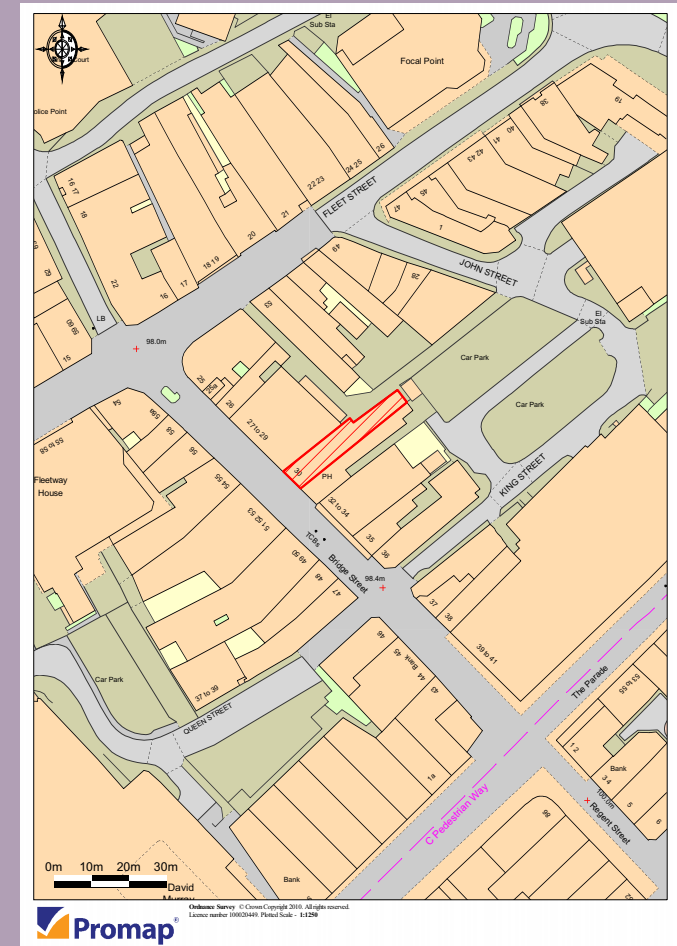
**Licensed capacity:** 270.

**2009/10 barrellage:** N/A.

**Tenure:** Free-of-tie lease.

- 35-year lease expiring 28/09/2032
- Current rent £52,500 pa
- Next review 2012

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# VARSITY, NOTTINGHAM

# Central England



Peel Street,  
Nottingham NG1 4GL

- Adjacent to Nottingham Trent University
- Large property in good trading position
- 40-space rear car park and beer patio area
- Excellent redevelopment potential (STPP)

Freehold  
OIEO £750,000

Nottingham Ref: 57/51873

**Situation:** A long-established pub business located adjacent to the campus and halls of residence of Nottingham Trent University. Situated within 10 minutes walk of the heart of Nottingham city centre in a high-density residential area.

**Description:** The property comprises a substantial detached building constructed on a site that is elevated from street level.

**Internal details:** An open-plan bar area with conservatory-style lounge and a large games area at the rear. Good size trade kitchen, substantial back-of-house facilities, cellar and a 3-bedroom residential flat. The premises offer scope for some modernisation and redecoration in parts.

**External details:** Outside balcony area at the front offers a smoking solution. Scope to develop external area in the rear car park if required. The site area, inclusive of the trade car park, covers approximately 0.5 acres and offers potential for redevelopment, primarily for residential/student accommodation, subject to the requisite statutory consents.

**Gross internal area:** Approximately 389 sq m.

**Licensed capacity:** 434.

**2009/10 barrellage:** 228.

**Tenure:** Freehold.

**Contact:** Ben Freckingham, Nottingham Office.  
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Mobile: 07764 241 338



\* 9 months trading only

	2008	2009	2010
Turnover	£329,698*	£343,880*	£357,470*

# VARSITY, LEICESTER

# Central England



8 Friar Lane,  
Leicester LE1 5RA

- Prominent freehold city-centre circuit bar
- Good size ground floor with mezzanine
- Well-appointed accommodation throughout
- On-site residential accommodation

Freehold  
£485,000

Nottingham Ref: 57/51874

**Situation:** Located in a strong trading position in the heart of Leicester city centre, close to other bars and restaurants and Market Street, a bustling pedestrianised shopping street. The Guild Hall, Leicester College, Leicester Open Market and the recently developed High Cross Shopping Centre are a short walk from the property.

**Description:** The property is an attractive 3-storey brick building in a corner location.

**Internal details:** Good size ground floor bar area and first floor mezzanine with its own bar servery, which can be used for meetings and other functions. Good size trade kitchen, purpose-built DJ booth and practical back-of-house facilities. There is a 3-bedroom flat on site with potential to create a further 1-bedroom flat from vacant upper parts.

**Gross internal area:** Approximately 351 sq m.

**Licensed capacity:** 230.

**2009/10 barrelage:** 209.

**Tenure:** Freehold.

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	2008	2009	2010
Turnover	£430,195	£392,001	£368,760

# VIN QUATRE, LEICESTER

# Central England



3 New Walk / 24 King Street,  
Leicester LE1 6TF

- Good location on well-developed circuit
- Vacant double-fronted wine-bar style premises
- Self-contained residential accommodation
- Free-of-tie lease

Leasehold  
Nil premium – incentives available

Nottingham Ref: 57/51868

**Situation:** In a prominent trading location close to the main retail area of Leicester city centre in the popular King Street/Wellington Street leisure district, which comprises a number of eating and drinking establishments including Pizza Express and Revolution. There are also a number of niche retail shops and professional offices in the immediate vicinity.

**Description:** 2-storey end-of-terrace property with frontages both to King Street and the pedestrianised New Walk. The site is currently closed for trading.

**Internal details:** Small main bar area with some seating. Presented in a reasonable standard of repair and redecoration, although some modernisation and decorative attention is recommended. Self-contained 1-bedroom residential accommodation on the first floor, accessed from New Walk.

**External details:** Potential for Pavement Licence on New Walk pedestrianised frontage, subject to consents.

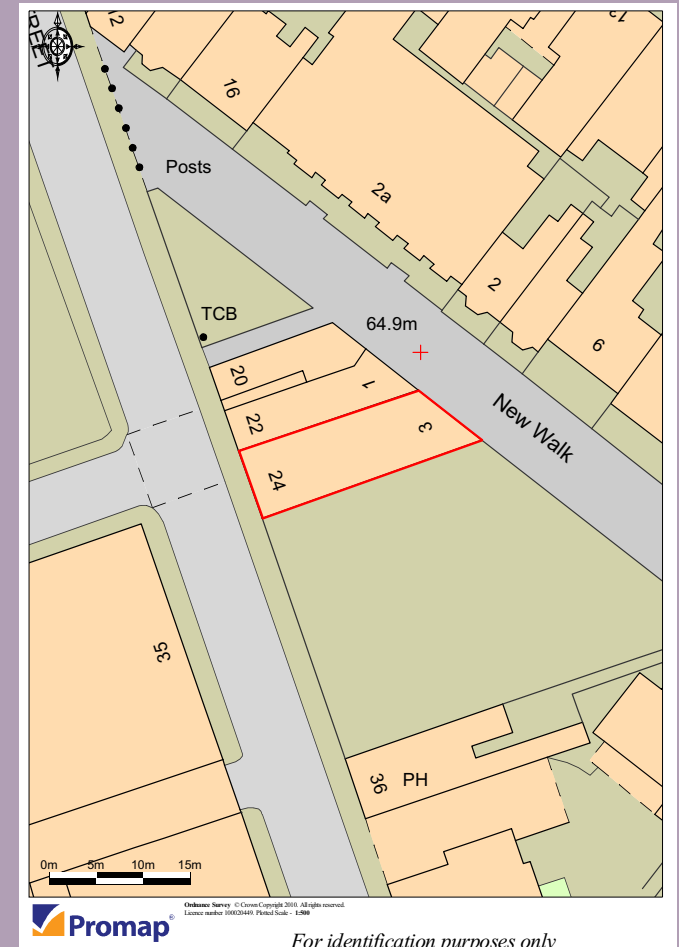
**Gross internal area:** Approximately 170 sq m on the ground floor, plus ancillary.

**Licensed capacity:** N/A.

**2009/10 barrelage:** N/A.

**Tenure:** Free-of-tie lease.

- 35-year underlease expiring 21/10/2030
- Current rent £59,788 pa
- Next review 2010



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# PARAMOUNT, SWADLINCOTE

Central England



17 West Street, Swadlincote,  
Derbyshire DE11 9DG

- Substantial town-centre property
- Open-plan trading area in good condition
- Well-equipped bar and trade kitchen
- Good size external area

Freehold  
£495,000

Nottingham Ref: 57/51934

**Situation:** The property occupies a prominent trading position in the heart of the main licensed circuit, but also in close proximity to the principal retail area of Swadlincote, a well-populated South Derbyshire market town.

**Description:** Imposing former cinema property of character. The building is 4-storey detached, of brick construction with ground floor stucco frontage and a feature entrance.

**Internal details:** The premises offer a regular shaped, open-plan trading area which is well fitted and in a good state of decorative repair and condition. There is a good size trade kitchen, cellar and ancillary areas located on the first floor.

**External details:** There is a decked area to the side of the property and the front of the premises offer some scope for a further Pavement Licence subject to the requisite consents.

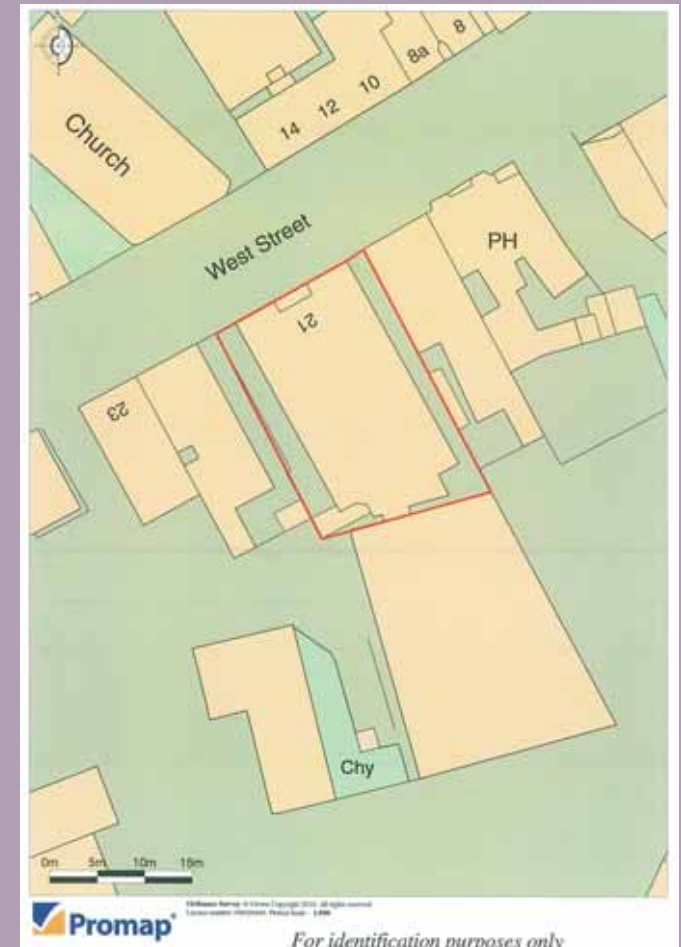
**Gross internal area:** Approximately 677 sq m.

**Licensed capacity:** 430.

**2009/10 barrelage:** 295.

**Tenure:** Freehold.

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	2008	2009	2010
Turnover	£519,331	£425,466	£363,929



# BARRACUDA BAR, DERBY

## Central England



**Situation:** Located between The Strand and Wardwick, with good frontages to and entrances from both thoroughfares, in the heart of Derby city centre's bar and restaurant quarter. In close proximity to many other private and corporate businesses, including Revolution and J D Wetherspoon.

**Description:** The former City Music Institute building is of brick construction under a predominantly flat roof with two elevations. The Wardwick elevation has a substantial 3-storey stone-built façade; the Strand elevation is a 2-storey brick and stone building.

**Internal details:** The internal layout of the premises offers an impressive and flexible auditorium-style space presented in good order. It comprises a large ground floor bar area and servery, with fixed and loose seating, and a separate first floor gallery bar servery and lounge area, which offers potential for meetings, functions and private parties. The premises also benefit from a further upper first floor mezzanine area, a purpose-built DJ booth, substantial trade kitchen, good sized cellar and back-of-house facilities.

**Gross internal area:** Approximately 1,174 sq m.

**Licensed capacity:** 650.

**2009/10 barrelage:** 355.

**Tenure:** Free-of-tie lease.

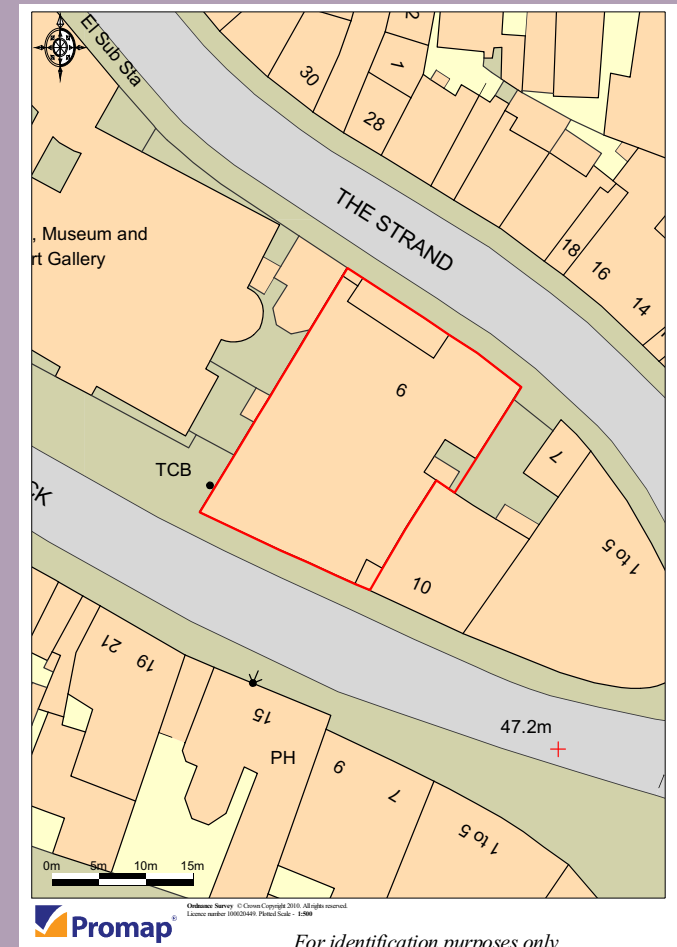
- 35-year lease expiring 17/02/2035
- Current rent £120,000 pa
- Next review 2015

9 The Strand, Wardwick,  
Derby DE1 1BJ

- Large city-centre bar on prime circuit
- Impressive ground floor area with balcony
- Very favourable late licensing hours
- Free-of-tie lease

Leasehold  
Premium offers invited

Nottingham Ref: 57/51959



	2008	2009	2010
Turnover	£925,667	£973,080	£573,756

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# ACADEMY, UTTOXETER

# Central England



**Situation:** Located in the heart of the historic market town of Uttoxeter, in a prominent retail position on the market square. Situated amongst a broad array of local and corporate pub and restaurant businesses, in close proximity to the town's primary retail pitch, offering strong prospects for alternative use, subject to landlord's consent and planning.

**Description:** The property comprises a traditional 3-storey brick building under a pitched roof at the front, with a modern extension and servicing at the rear.

**Internal details:** Large flexible rectangular trading space, fitted and equipped to a high standard with a good range of fixed booth and loose tables and chairs and prominent bar servery. Substantial trade kitchen and manager's accommodation on the upper levels. Alternative use potential, subject to landlord's consent and planning.

**External details:** There is a small external area at the side of the property, laid out with tables and chairs.

**Gross internal area:** Approximately 490 sq m.

**Licensed capacity:** 448.

**2009/10 barrelage:** 259.

**Tenure:** Free-of-tie lease.

- 25-year lease expiring 25/09/2030
- Current rent £55,000 pa
- Next review

**Contact:** Paul Reilly, Birmingham Office.  
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Mobile: 07791 979 041

30-32 Market Place, Uttoxeter,  
Staffordshire ST14 8HP

- Strong position in bustling town
- Large open-plan area with trade kitchen
- Alternative use potential (STPP)
- Free-of-tie lease

Leasehold  
Nil premium – incentives available

Birmingham Ref: 58/53818



	2008	2009	2010
Turnover	£403,839	£361,551	£368,316

# OLD HOUSE, NORTHAMPTON

Central England



214-216 Wellingborough Road,  
Northampton NN1 4EE

- On a busy well-established licensed circuit
- Densely-populated residential area
- Traditional wet-led operation with beer patio
- Substantial residential accommodation

Leasehold  
Nil premium – incentives available

Milton Keynes Ref: 74/50030

**Situation:** Located on busy arterial route to Northampton town centre, bordering the popular residential area of Abington. The property forms part of the busy Wellingborough Road circuit, which features predominantly privately owned bars and restaurants alongside niche retail shops.

**Description:** 3-storey end-of-terrace property of red brick construction with part-rendered elevations under a pitched tile roof, with traditional pub frontage.

**Internal details:** Good size single trading room with a small function room on the first floor with bar servery, toilet accommodation and independent access if required. There is also substantial on-site residential accommodation located on the upper floors.

**External details:** Enclosed courtyard patio at the rear of the property, garage and various outbuildings.

**Gross internal area:** Approximately 285 sq m.

**Licensed capacity:** 362.

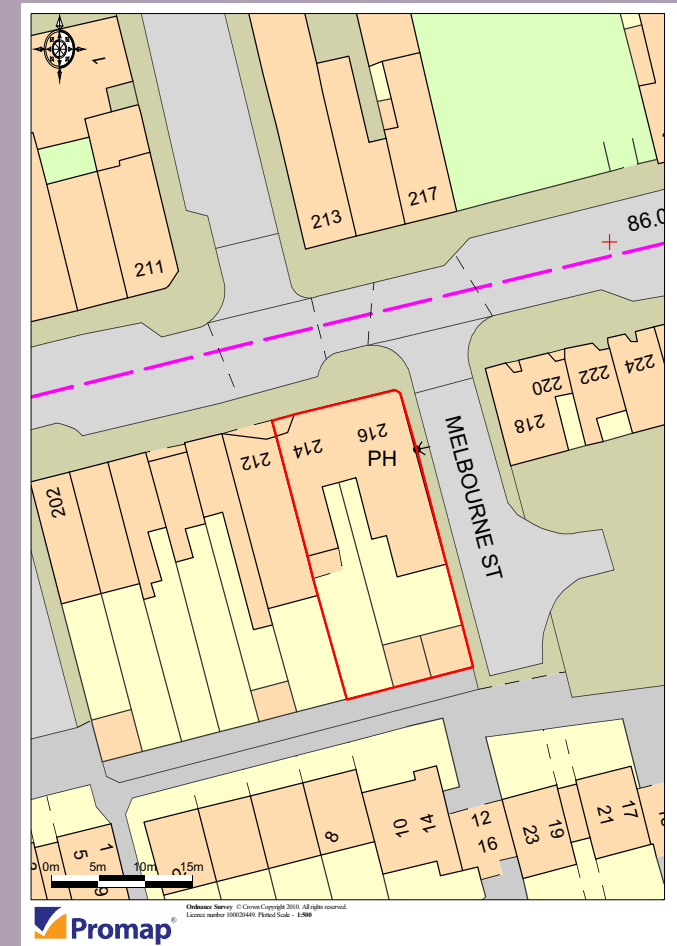
**2009/10 barrelage:** 243.

**Tenure:** Leasehold.

- 30-year lease expiring 25/03/2022
- Current rent £54,500 pa
- Next review 2012

**Contact:** Stewart Harkness, Milton Keynes Office.  
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	2008	2009	2010
Turnover	£322,633	£287,912	£267,477

# VARSITY, LANCASTER

# North West



9 George Street, Lancaster,  
Lancashire LA1 1XQ

- Substantial university-town-centre freehold
- Large open-plan trading area with mezzanines
- Period architectural features
- 2 self-contained residential flats on site

Freehold  
OIEO £350,000

Manchester Ref: 56/51119

**Situation:** Prominent location close to the pedestrianised retail area of Lancaster, near other circuit pubs, bars and restaurants. The town is home to Lancaster University and a large campus for The University of Cumbria and therefore has a strong student presence within its population.

**Description:** Grade II Listed, 3-storey property with an attractive stone elevation, large picture windows and pitched tile roof.

**Internal details:** Well-proportioned trade areas with a split-level open-plan bar and raised games area, mezzanine area with balcony and a second floor VIP/sports bar area. There is a trade kitchen, good size cellar, and 2 self-contained flats comprising one and two bedrooms respectively.

**Gross internal area:** Approximately 622 sq m.

**Licensed capacity:** 325.

**2009/10 barrelage:** 236.

**Tenure:** Freehold.

**Contact:** Keith Stringer, Manchester Office.  
keith.stringer@christie.com  
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	2008	2009	2010
Turnover	£346,348	£304,915	£316,169

# PENNY BLACK, CHEADLE HULME

North West



11 Warren Road, Cheadle Hulme,  
Cheadle, Cheshire SK8 5AB

- Impressive property in an affluent suburb
- Large trading space in excellent condition
- Substantial outside seating area
- Free-of-tie lease

Leasehold  
Premium offers invited

Manchester Ref: 56/51242

**Situation:** Located in a good trading position in Cheadle Hulme, an affluent South Manchester suburb, adjacent to “The Court” local shopping centre on an established leisure circuit, comprising many good-quality bars, pubs and restaurants.

**Description:** An attractive, eclectic property comprising a traditional brick-built former post office building and modern glass-fronted flat roofed extension, constructed to a high specification.

**Internal details:** Large trading space currently split between public bar, lounge area and raised dining area, and offering great flexibility. High standard of decoration and fit-out throughout. Good size, well-equipped trade kitchen and 2-bedroom manager’s accommodation on the upper levels.

**External details:** Prominent, spacious and well-equipped external area, with seating for approximately 60.

**Gross internal area:** Approximately 467 sq m on the ground floor, plus ancillary.

**Licensed capacity:** 410.

**2009/10 barrelage:** 368.

**Tenure:** Free-of-tie lease.

- 25-year lease expiring 28/05/2032
- Current rent £66,000 pa
- Next review 2012

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keith.stringer@christie.com  
Mobile: 07764 241 307



	2008	2009	2010
Turnover	£704,746	£435,705	£455,351

# MAJESTIC, MACCLESFIELD

North West



91-95 Mill Street, Macclesfield,  
Cheshire SK11 6NN

- Impressive former cinema in busy town centre
- Large trading area - potential to extend
- Very favourable late licensing hours
- Free-of-tie lease

Leasehold  
Premium offers invited

Manchester Ref: 56/51301

**Situation:** Prime trading location on the main licensed circuit of Macclesfield town centre, with close proximity to the town's retail core and transportation hubs. The premises have a prominent frontage in an area of high daily footfall.

**Description:** Distinctive converted cinema building of part 2-storey, part 3-storey brick construction under a pitched tiled roof.

**Internal details:** The premises comprise a large, open-plan, flexible ground floor trading space fitted out to a high standard with good-quality decoration, lighting and furnishings. There is potential to extend the footplate of the pub at the rear, into vacant 2-storey space with connected services. The premises also have a substantial trade kitchen, well-proportioned cellar, back-of-house facilities and a self-contained 3-bedroom residential flat.

**External details:** Well-presented outside courtyard area with seating for 30+.

**Gross internal area:** Approximately 742 sq m.

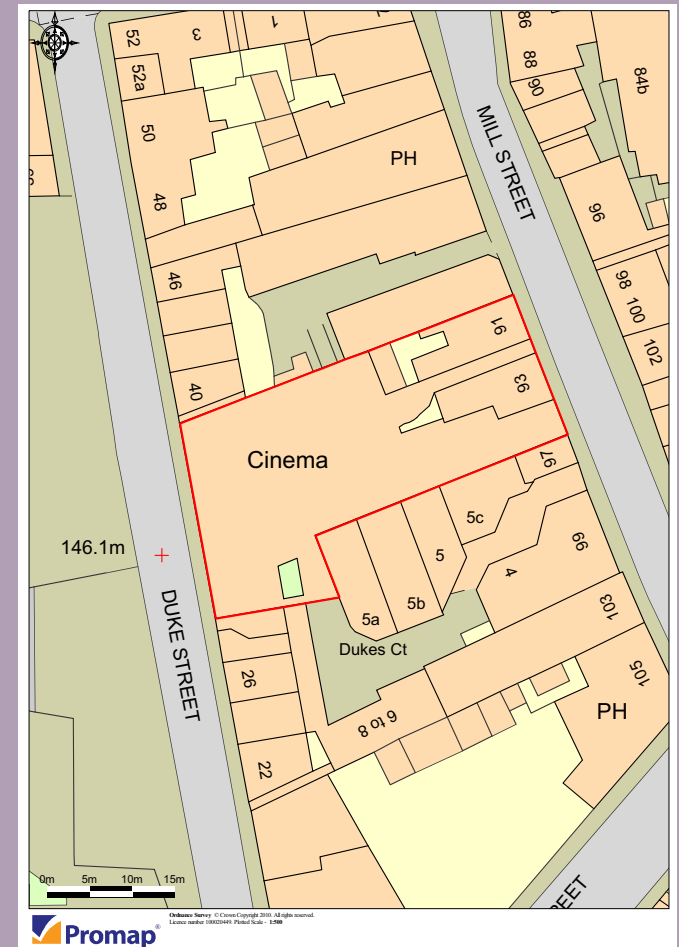
**Licensed capacity:** 790.

**2009/10 barrellage:** 332.

**Tenure:** Free-of-tie lease.

- 25-year lease expiring 21/12/2030
- Current rent £80,000 pa
- Next review 2010

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	2008	2009	2010
Turnover	£720,418	£781,407	£471,584

# BARRACUDA BAR, MIDDLESBROUGH

North East



42 Albert Road,  
Middlesbrough TS1 1QD

- Imposing city-centre bar on leisure circuit
- Very good standard of repair and decoration
- Large ground floor area with mezzanines
- Very favourable late licensing hours

Freehold  
£350,000

Newcastle Ref: 64/50121

**Situation:** The premises are located in a prominent trading position close to the Hill Street and Cleveland shopping centres, on Middlesbrough's well-developed leisure circuit and in close proximity to a number of corporate and independent bars, pubs and nightclubs. Both Middlesbrough Railway Station and The University of Teeside are within short walking distance.

**Description:** A former bank premises of single-storey construction with high ceilings, distinctive stone fascia and large feature entrance.

**Internal details:** The premises comprise a spacious ground floor bar area with a good mix of fixed and loose tables and chairs, generally in good order. Three additional mezzanine balcony areas, one with bar servery, offer excellent trading opportunities for functions/meetings. There are ten further basement rooms including a trade kitchen, well-proportioned cellar, storage and staff and office facilities.

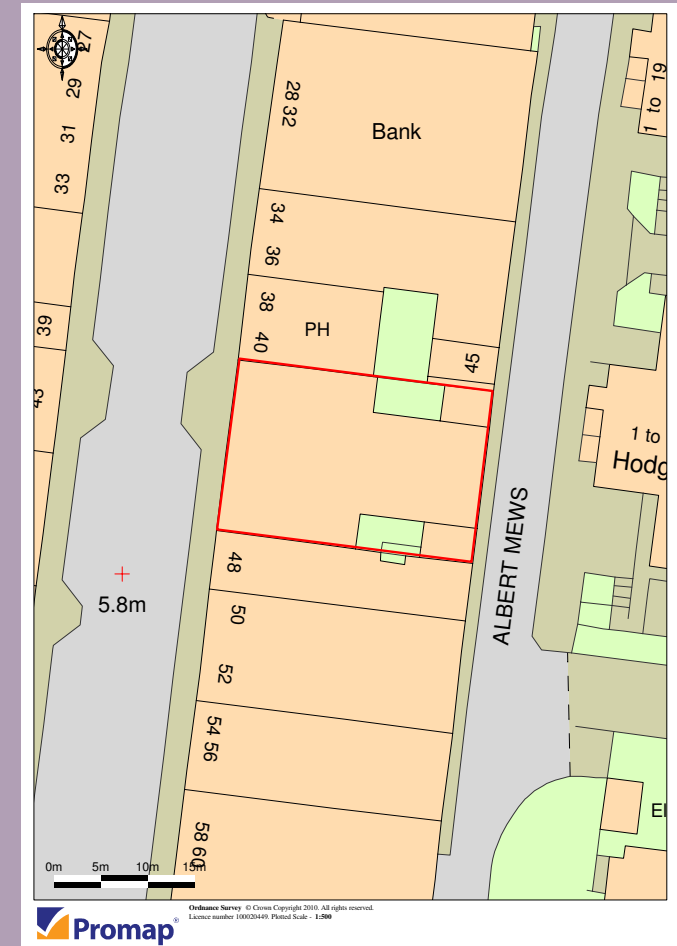
**Gross internal area:** Approximately 735 sq m.

**Licensed capacity:** 600.

**2009/10 barrelage:** 252.

**Tenure:** Freehold.

**Contact:** Mark Worley, Newcastle Office.  
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	2008	2009	2010
Turnover	£510,738	£422,421	£337,542

# LIVERY, REDCAR

# North East



95 High Street, Redcar,  
Cleveland TS10 3DE

- Modern, glass-fronted two-storey bar
- Strong retail location on established circuit
- Well decorated unit with trade kitchen
- Free-of-tie lease

Leasehold  
Premium offers invited

Newcastle Ref: 64/50143

**Situation:** The property occupies a strong trading position on Redcar High Street, close to the seafront in an area of high daily footfall. There are a number of other pubs, bars and clubs within a short walking distance including Aspire and the Plimsoll Line (J D Wetherspoon). Nearby retailers include Wilkinson's and Littlewoods.

**Description:** The property comprises a mid-terrace 3-storey building, with only the ground floor and first floor currently being utilised. The unit has a sizeable and highly-visible double-height frontage to the busy Redcar High Street.

**Internal details:** Good size ground and first floor trading areas with a mixture of fixed booth-style seating and loose tables and chairs. Both floors have well equipped bar serveries and the balconied first floor can either be used in tandem with the ground floor area or separately for functions, parties and meetings. There is a well-equipped trade kitchen, good size cellar and back-of-house storage and office facilities.

**Gross internal area:** Approximately 835 sq m.

**Licensed capacity:** 325 ground floor, 344 first floor.

**2009/10 barrelage:** 433.

**Tenure:** Free-of-tie-lease.

- 25-year lease expiring 20/10/2030
- Current rent £67,500 pa
- Next review 2010



	2008	2009	2010
Turnover	£696,901	£677,606	£599,196

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# IVY HOUSE, SUNDERLAND

North East



Worcester Street,  
Sunderland SR2 7AW

- Long-established freehold pub
- Traditional style community local
- Single ground floor bar with external area
- 2-bedroom owner's accommodation

Freehold  
£395,000

Newcastle Ref: 64/50135

**Situation:** Located close to the junction of the A690 and St Michael's Way, a 10-minute walk from Sunderland city centre, University of Sunderland and the city's main pub circuit. The premises occupy a prominent corner position in an area of high density terraced housing.

**Description:** 2-storey corner-terrace property of brick construction with single-storey extensions on both sides.

**Internal details:** Single open-plan bar area presented in a traditional style with seating and free-standing areas. 2-bedroom owner's accommodation with office.

**External details:** Parking for 4 cars and an enclosed patio/courtyard with tables and chairs.

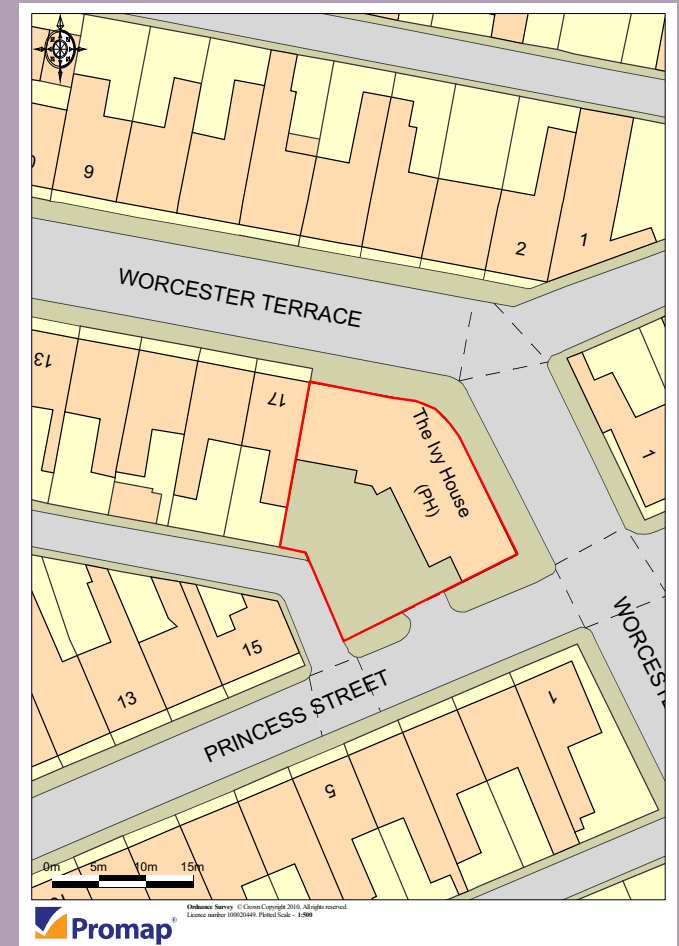
**Gross internal area:** Approximately 207 sq m.

**Licensed capacity:** 206.

**2009/10 barrelage:** 283.

**Tenure:** Freehold.

**Contact:** Mark Worley, Newcastle Office.  
mark.worley@christie.com  
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	2008	2009	2010
Turnover	£280,442	£320,400	£248,842

# BAR MONDO, BISHOP AUCKLAND

North East



**Situation:** Centrally positioned on the popular and established Bishop Auckland licensed circuit and occupying a secondary retail pitch. Bishop Auckland is a Durham market town with a local population of approximately 25,000 drawing from the wider residential areas of Spennymoor, Shildon and Ferryhill.

**Description:** 3-storey mid-terrace property with a traditional pub frontage and good size trading area located on the ground floor. The upper floors comprise a residential flat plus further opportunity for residential conversion, subject to planning permission.

**Internal details:** Well presented in a contemporary bar style with good equipment levels and a selection of fixed and loose seating.

**Gross internal area:** Approximately 256 sq m.

**Licensed capacity:** 266.

**2009/10 barrelage:** 221.

**Tenure:** Freehold.

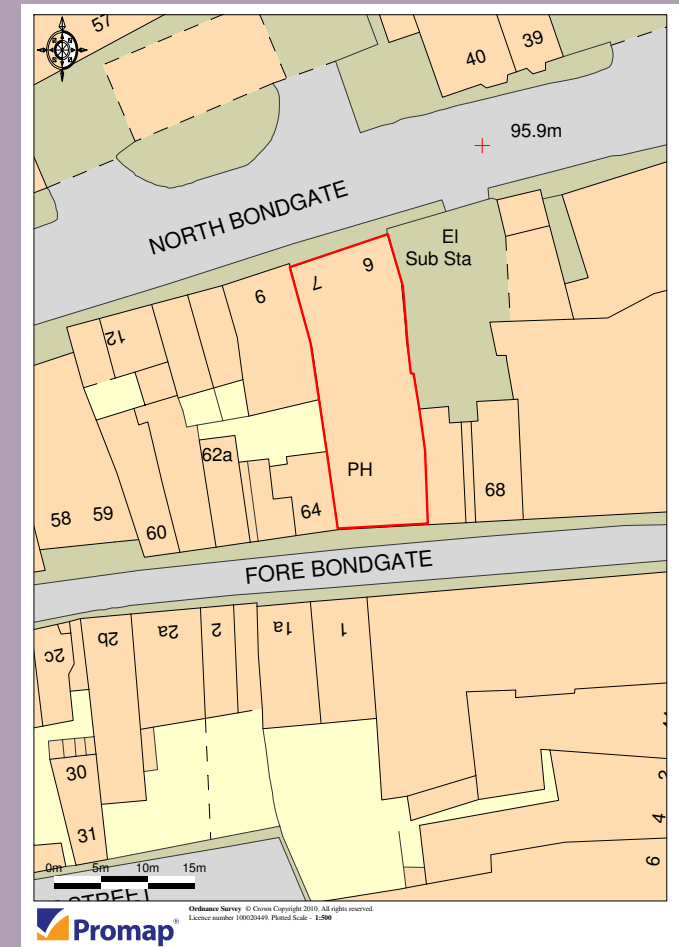
**Contact:** Mark Worley, Newcastle Office.  
mark.worley@christie.com  
Mobile: 07791 980 852

65-66 Fore Bondgate,  
Bishop Auckland DL14 7PE

- Town-centre bar on established circuit
- Good standard of presentation
- Single-room ground floor operation
- Residential/conversion space (STPP)

Freehold  
£225,000

Newcastle Ref: 64/50090



	2008	2009	2010
Turnover	£268,072	£168,029	£149,219

# CUTLER & STARDUST, SHEFFIELD

North East



32-34 Cambridge Street,  
Sheffield S1 4HP

- Prominent city-centre leisure pitch
- Substantial pub with club/function facility
- Large footplate offering great versatility
- 4-bedroom residential accommodation

Freehold  
£295,000

Leeds Ref: 54/54957

**Situation:** Prominent trading position in the heart of Sheffield city centre, near City Hall and the “Wheel of Sheffield”, in an area comprising many chain and independent pubs, bars and restaurants including Yates’, Ask, Lloyds No.1. and Henry’s Café Bar. John Lewis’s department store is located opposite the property.

**Description:** Substantial double-fronted unit, comprising two merged properties of brick construction with part rendered elevations, under part pitched and part flat roofs.

**Internal details:** The property comprises a ground floor pub, “Cutler”, and first floor club/function space, “Stardust”. Both floors offer spacious trading areas in need of some decoration and modernisation, with a bar servery on each floor and a common trade kitchen. The first floor club has access both from the pub and via its own separate entrance from Cambridge Street. There is also a 4-bedroom residential flat on site.

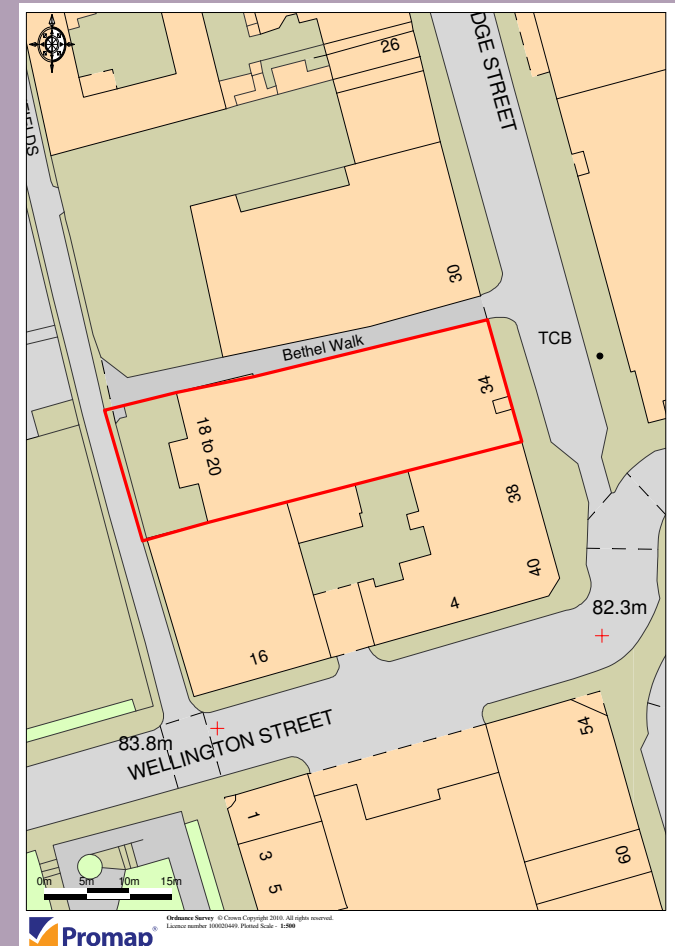
**External details:** Both floors share an enclosed beer patio located at the rear of the property on the first floor.

**Gross internal area:** Approximately 922 sq m.

**Licensed capacity:** 712 ground floor, 588 first floor.

**2009/10 barrelage:** 161.

**Tenure:** Freehold.



	2008	2009	2010
Turnover	£675,261	£459,256	£351,221

**Contact:** Martin Stansmore, Leeds Office.  
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# VACANT BAR, BRADFORD

North East



Windsor Baths, Great Horton Road,  
Bradford BD7 1AQ

- 125-year free-of-tie lease with low rent
- On established circuit, next to the theatre
- Split-level operation with double frontage
- Potential Pavement Licence (consent pending)

Long leasehold  
£315,000

Leeds Ref: 54/54895

**Situation:** Located in a strong position on one of Bradford's busier pub and club circuits, with J D Wetherspoon adjacent and Revolution in close proximity. The University of Bradford campus buildings are a 5-minute walk from the property and the Alhambra Theatre is directly next door. The business is currently closed.

**Description:** Located in an attractive 4-storey former public baths property built in the Victorian era, which has been subdivided and let on a long-leasehold basis to individual tenants. A service charge element is implicit in the annual rent.

**Internal details:** Split-level trading spaces, each with its own bar servery, with entrances from both Great Horton Road and Morley Street. The standard of repair and decoration is generally good throughout and there is a 2-bedroom residential flat on site.

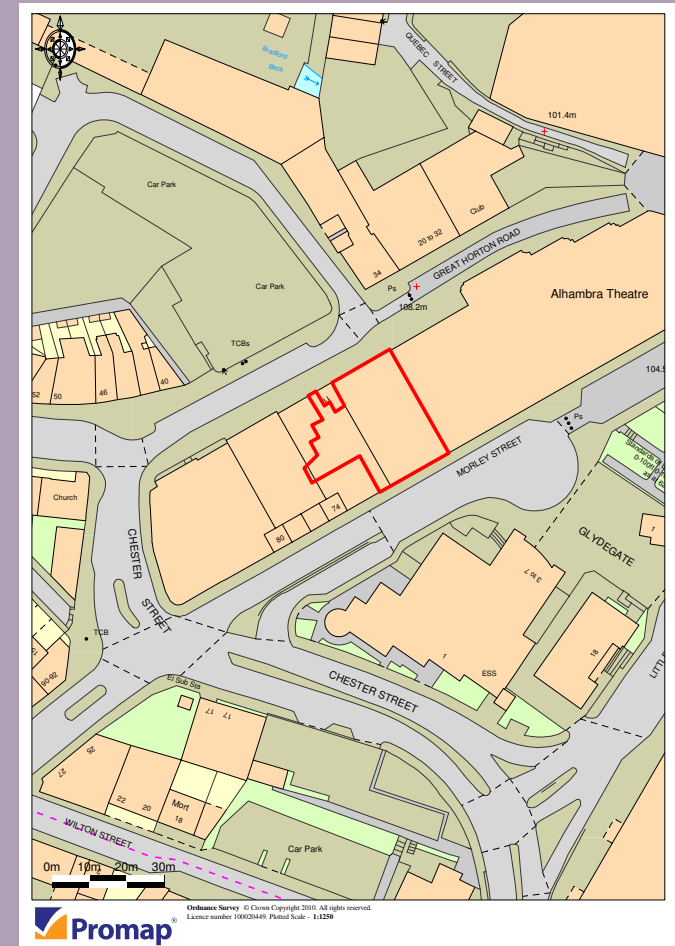
**Gross internal area:** Approximately 802 sq m.

**Licensed capacity:** 550.

**Tenure:** Free-of-tie lease.

- 125-year lease expiring 20/02/2124
- Current rent £9,399 pa
- Next review 2014

**Contact:** Martin Stansmore, Leeds Office.  
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\* part-year trading only

	2008	2009	2010
Turnover	£526,013	£341,261	£126,249*

# CAMBUS, GLASGOW

Scotland



77-79 Main Street, Cambuslang,  
Glasgow G72 7HG

- Good position in mixed-use redevelopment
- Large open-plan bar and trade kitchen
- Fronting busy shop and office car park
- Free-of-tie lease

Leasehold  
Premium offers invited

Glasgow Ref: 68/53803

**Situation:** Cambuslang is a densely populated suburb of Glasgow, located approximately 6 miles south east of the city centre, with good transportation links. The property forms part of a local pub circuit and there is a considerable amount of footfall from the adjacent public car park.

**Description:** The property is of modern construction and forms part of Cambuslang Gate, a mixed-use town centre redevelopment scheme comprising further retail units, office space occupied by South Lanarkshire District Council, public library and residential flats, which are situated above.

**Internal details:** Large flexible rectangular trading area currently set out as three distinct bar and dining areas, with a good mixture of fixed, booth-style and loose seating. Excellent standard of decoration throughout.

**Gross internal area:** Approximately 582 sq m.

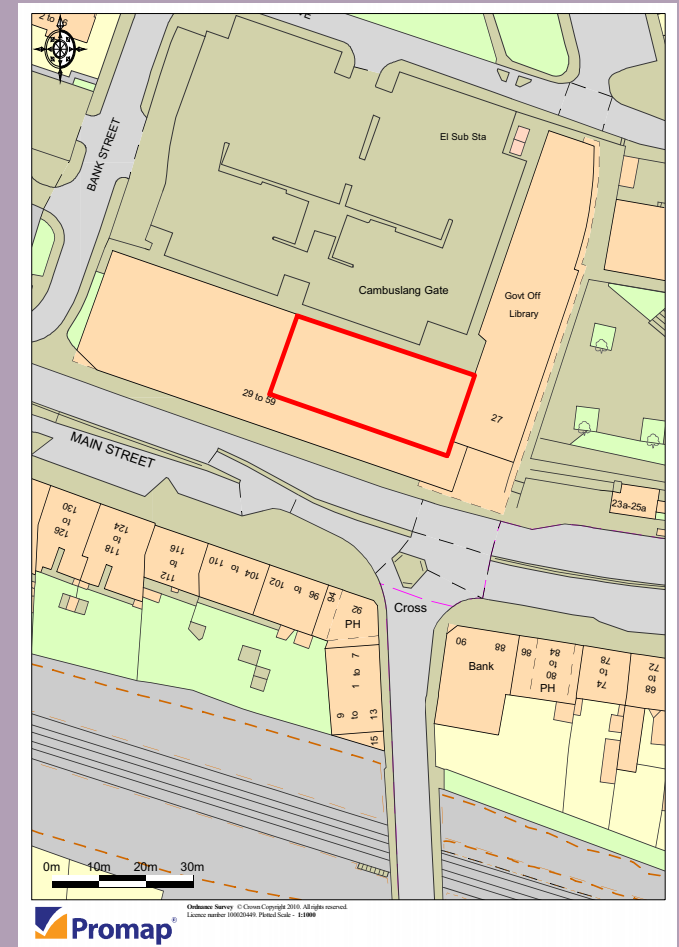
**Licensed capacity:** 696.

**2009/10 barrelage:** 267.

**Tenure:** Free-of-tie lease.

- 25-year lease expiring 05/03/2031
- Current rent £60,000 pa
- Next review 2011

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	2008	2009	2010
Turnover	£488,906	£427,590	£375,646

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