



Unique and easily manageable licensed Wine & Tapas Bar with low overhead, and breathtaking panoramic views across the River Dart to the picturesque South Hams town of Dartmouth. A profitable business operated by a single working proprietor and traded on deliberately restricted opening hours, with undoubted potential to expand and grow still further. Fully fitted and equipped with a full handover and training available. 20 cover bar seating area, customer servery with small kitchen area and wash up to the rear and a customer toilet. Viewing recommended.

DOLIUM WINE BAR & TAPAS
7 FORE STREET, KINGSWEAR, DARTMOUTH, DEVON, TQ6 0AD

LEASEHOLD: £49,950

REF: 4878

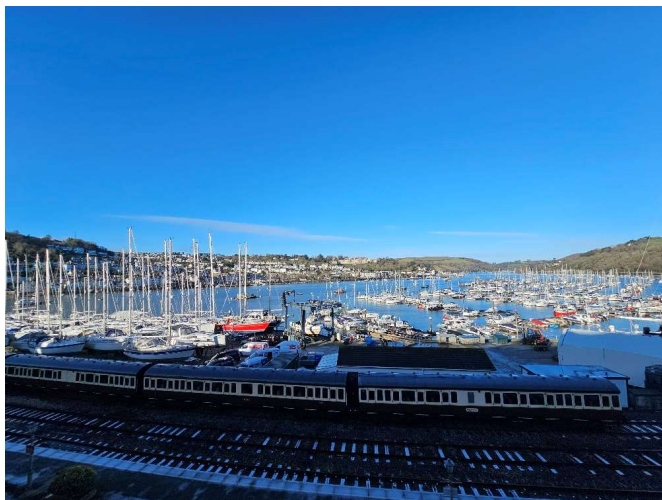
The Gallery, Kings Wharf, The Quay, Exeter, Devon, EX2 4AN Tel: 01392 201262

Email: info@stonesmith.co.uk Web: www.stonesmith.co.uk

Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Stonesmith for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Stonesmith has any authority to make or give any representation or warranty whatever in relation to this property. The word "property" throughout shall include business and trade contents if appropriate.

THE PROPERTY

Dolium Wine Bar & Tapas is a unique and well-regarded business specialising in authentic Italian tapas and wines operating on deliberately restricted hours, trading from 5pm until 10pm five evenings a week. Presented to a high standard throughout, the sale of Dolium presents an opportunity for purchasers to acquire an intimate and vibrant easy to run wine bar with amazing views, low overheads and an enviable reputation with both locals and visitors. The manageable ground floor premises have been purposely fitted and equipped and are well presented throughout and briefly comprise:- Main Wine Bar and Seating Area with seating for around 20 customers; Customer Servery with food preparation area; and a Customer WC. Dolium Wine Bar & Tapas is easily run single handedly by our client, and the business also offers potential for incoming operators to develop their own style of trade to suit their own personal requirements and to take advantage of the well-presented premises with low overheads in a unique setting with stunning views. The sale of Dolium Wine Bar & Tapas represents the opportunity to purchase a unique and well-regarded business with exceptional reviews, which was established by our client 5 years ago and which offers consistent levels of trade, solid profits and genuine potential to increase all aspects of the trade.



SITUATION

The business occupies a unique trading position, with spectacular panoramic views over the River Dart, the picturesque Devon town of Dartmouth and its surrounding countryside. Kingswear sits on the sunny east bank of the River Dart opposite the historic port of Dartmouth which is home to the Britannia Royal Naval College. The village of Kingswear is one of the most picturesque in the South Hams offering a range of day-to-day local amenities. It is popular with the sailing community and offers excellent marina facilities, deep-water moorings and is home to the Royal Dart Yacht Club. The area is popular with tourists and visitors alike, with plenty to do in the area with the South West footpath on your doorstep, an abundance of beaches,

coves and golf courses nearby. A seasonal steam train service operates to Paignton whilst a regular bus service links to the towns in Torbay. A 5-minute passenger or car ferry ride and you arrive in the historic town of Dartmouth with its wide range of shops and amenities. The South Devon Expressway (A380) is 12 miles away and provides speedy access to Exeter and the motorway network beyond, whilst main line rail links to London Paddington can be made in Totnes and Newton Abbot.



INTERNAL DETAILS

Glazed central entrance door to the front leading into; **Main Wine Bar and Customer Seating Area** an attractive space with spectacular panoramic views to the front across the River Dart and Dartmouth. With wood effect flooring, feature lighting, freestanding wooden display shelving units, freestanding chairs, tables and stools with seating for around 20 customers. Wood panelled fronted **Customer Servery** with draught beer pumps, **Rear Preparation Servery Area** with work surfaces, 3 under counter glass fronted fridges, under counter fridge, meat slicer, toaster, Unold electric pizza oven, kitchen extraction unit, mini freezer, shelving, commercial glasswasher and a stainless-steel sink unit. **Customer WC.**





THE BUSINESS

Dolium Wine Bar & Tapas has been trading for around 5 years and has established an excellent reputation with a regular repeat following from locals and an uplift from tourists visiting the area throughout the year. This unique business is easily manageable and offers a selection of high-quality Italian wines, draught beers and cocktails such as Aperol Spritz, alongside an easy to prepare menu of traditional Italian tapas style plates including sharing platters of cured meats, cheeses, olives, pizzas and desserts. There are also occasional special theme nights. The business is offered for sale as a turnkey business opportunity, fully equipped with an ongoing trade and reputation. It benefits from numerous 5-star customer reviews on Tripadvisor and Google and has an active presence on Facebook and Instagram. The business benefits from a 5-star food hygiene rating. The business is easily manageable by the single working proprietor, and no staff are employed. Through personal choice the opening hours are deliberately restricted by our client to suit his lifestyle requirements. The business is being offered for sale as our client is looking to relocate abroad, and the sale represents an opportunity to purchase a unique and highly regarded business with low overheads and a year-round trade and tremendous potential.



OPENING HOURS

The business trades from 5pm to 10pm five days a week (Tuesday to Saturday). The business is closed on a Sunday and Monday. The premises licence does not currently permit the sale of alcohol on a Sunday.

TRADING INFORMATION

Accounts for the year ending 5th April 2024 show sales of £46,679. During this period trade was deliberately restricted to below the VAT threshold by our client by choosing to trade the business for just ten months of the year (closing for extended holidays) and opening limited hours. Further trading information can be made available to interested parties following a formal viewing appointment.

POTENTIAL

Our client advises that there is tremendous potential to increase the current trade levels and for future areas of growth, such as by realigning the food and beverage offering and offering a breakfast and lunchtime opening, especially during the summer months. There is also the potential for incoming purchasers to introduce new menu choices and develop their own style of cuisine and trade in a manner to suit their own personal preference and take advantage of this well-presented licensed premises in a sought-after waterside location. **Our client is prepared to offer a full handover and training to interested parties should they require it.** The sale of Dolium Wine Bar & Tapas represents a rare and unique opportunity to acquire an attractive and easy to run business, which can be run single handed and which has low overheads and purchasers will benefit from being able to move in without the need for any major expenditure. An early appointment to view is recommended.

PRICE & TENURE

£49,950 for the valuable leasehold interest as a going concern business and full trade inventory. Wet and dry stocks to be additional at valuation. We are advised that the landlord is prepared to grant a new lease to incoming tenants (subject to the usual checks and references), and the current rent is £8,100 per annum, with repairing and insuring obligations. Rent is paid monthly in advance.

EPC RATING

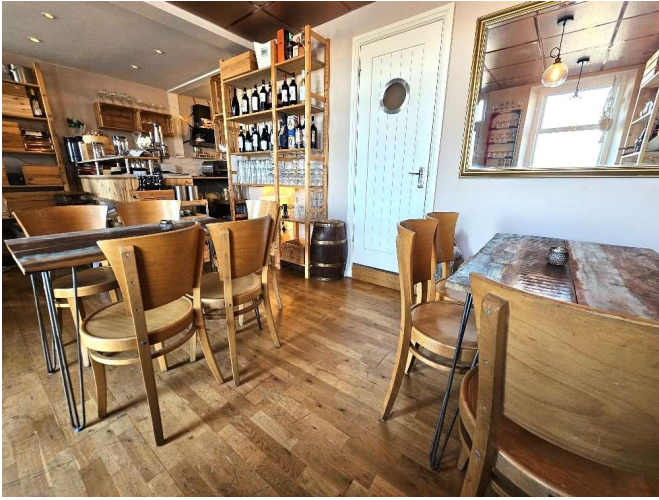
Requested and to be confirmed.

BUSINESS RATES

We are advised that the business rates payable are currently nil after 100% business rates relief, please contact South Hams District Council for further details.

SERVICES

All mains services, except gas are connected.



VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents.Tel:(01392)201262.Email:info@stonesmith.co.uk
You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether it is still available.



Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.