

Well-presented 42+ cover licensed restaurant and wine bar with outside seating and stunning uninterrupted sea and coastal views. With a town centre trading position, the business is being sold fully fitted with an inventory of trade furnishings and equipment. Lovely business offering tremendous potential for purchasers to develop all aspects of the trade, or to completely change the style of the business and the cuisine to suit personal requirements and take advantage of these impressive restaurant and wine bar premises with a stunning trading position.

RESTAURANT & WINE BAR
7A BIRNBECK ROAD, WESTON SUPER MARE, SOMERSET, BS23 2EE

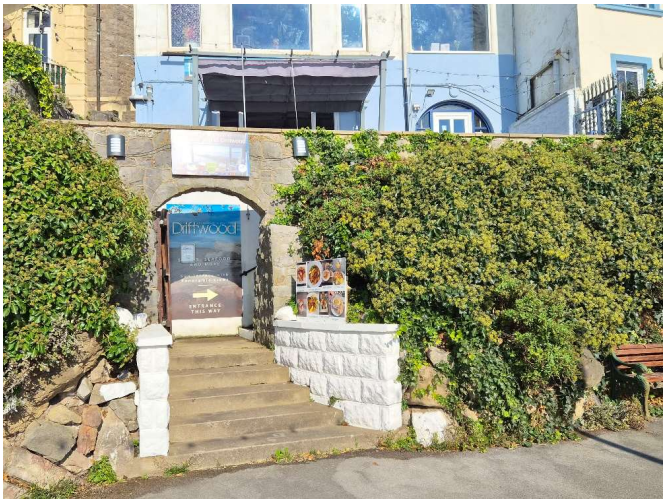
LEASEHOLD GUIDE PRICE: £68,000 REF: 2199

The Gallery, Kings Wharf, The Quay, Exeter, Devon, EX2 4AN Tel: 01392 201262
Email: info@stonesmith.co.uk Web: www.stonesmith.co.uk

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THE PROPERTY

The restaurant and wine bar provides an exceptional operating environment with uninterrupted coastal views and is purposefully designed and furnished as a comfortable and attractive restaurant and wine bar. This well-regarded restaurant represents a fantastic opportunity to purchase a desirable town centre licensed restaurant and wine bar business with coastal views, and the premises also offer potential for incoming operators to develop an alternative style of trade to suit their own requirements should they so wish and take advantage of the lovely fit-out and stunning location. The restaurant briefly comprises:- briefly comprises an attractive Restaurant currently seating 32 customers, with space for more, Bar Servery Area, a Commercial Kitchen with Ancillary and Welfare facilities and a Sea View Terrace with seating for 10 customers, with space for more. An internal inspection is highly recommended in order to fully appreciate all that this versatile business opportunity has to offer.



SITUATION

The business is popular and well-regarded and enjoys an elevated trading position with stunning far reaching coastal and sea views overlooking Marine Lake and Weston Bay, in the busy North Somerset coastal resort town of Weston-super-Mare. The town has a resident population of approximately 90,000, with a significantly larger catchment across North Somerset and the wider South West. Best known for its glorious beach and Grand Pier, Weston-super-Mare remains a popular holiday destination and experiences a pronounced seasonal uplift in trade, particularly during the spring and summer months, driven by domestic tourism, coach tours, and family visitors. Weston-super-Mare enjoys excellent connectivity, located approximately 20 miles south-west of Bristol, and 30 miles from Bath. The town is easily accessible via the M5 motorway (J21) and benefits from direct rail links to Bristol, the Midlands, and London, making it a convenient location to live and work. The business can be accessed from Birnbeck Road at the front or Anchor Head at the rear.



INTERNAL DETAILS

Entrance doors to the side and rear leading into the **Main Restaurant & Bar Area** an attractive split level dining area with stunning panoramic views, fitted to a high standard throughout with part stone and part wood effect flooring, ceiling timbers, feature lighting, wall mounted menu boards, range of freestanding wooden topped tables upholstered wooden chairs and comfortable armchairs currently seating 32 customers with ample space for more if desired. **Bar Servery Area** fitted with a range of associated back bar fittings, display shelving, worksurfaces, non-slip flooring, triple glass fronted bottle fridge, single glass fronted bottle fridge, glasswasher, stainless steel sink, and an undercounter fridge. **Cellar & Storeroom** with cellar cooling. **Storeroom** with 3 freezers and 2 fridges. **Dry Goods Store Area** with racked shelving. **Customer WCs**. **Commercial Catering Kitchen** with non-slip flooring, and fitted with a range of commercial catering equipment to include:- extractor system, flat top griddle, twin table top deep fat fryer, single table top deep fat fryer, 2 induction hobs, 2 commercial microwave ovens, 2 undercounter fridges, stainless-steel shelved gantry with warming lamps, stainless-steel hand basin, stainless-steel deep bowl sink unit, commercial dishwasher, stainless-steel workbenches with shelving below, upright commercial fridge, electric oven and stainless-steel shelving.

EXTERNAL DETAILS

A real feature of this business is the **Private Sun Terrace** to the rear of the premises with amazing coastal views offering seating and dining for 10 customers currently and space for more, with outdoor patio style furniture and a retractable sun canopy. Bin store area to the front.

THE BUSINESS

A popular and extremely well-regarded licensed restaurant and wine bar, offering an attractive dining venue with an amazing outlook, within purposely fitted and equipped premises. The business is now offered for sale due to ill health, and the premises are well presented

and are fully equipped. The business enjoys a popular reputation serving freshly prepared homemade cuisine and enjoys excellent levels of regular repeat trade and has an excellent following and reputation, with numerous 5-star reviews on Google and Tripadvisor including a Travellers Choice Award by Tripadvisor. The business has also been awarded a 5-Star Food Hygiene Rating. The sale of this restaurant and wine bar provides an excellent opportunity to purchase an impressive coastal town restaurant business, with uninterrupted sea and coastal views and new owners will be able to move in and start trading, and is a unique opportunity to own a well-regarded and profitable 'turnkey' business with an excellent reputation and yet it still offers tremendous potential for new owners to put their own stamp on the business and for further growth and development. Our clients are prepared to offer a full handover and training, if required.



TRADING INFORMATION

We are advised that annual takings are in the order of £120,000 from the current trading hours and with the owner's taking regular closures for holidays etc. Trading information can be made available to interested parties following a formal viewing appointment.

POTENTIAL

The sale provides an excellent opportunity to purchase a well regard catering business with an impressive reputation. There is tremendous potential to increase the current trade levels, particularly by increasing the opening hours, and by trading 7 days a week, especially in the busy holiday weeks. There is also the opportunity to enhance and develop the alcohol offering, for which demand undoubtedly exists. There is potential for incoming operators to develop their own style of trade and cuisine in a manner to suit their own personal requirements. The current owners do not allow children or dogs, even on the outside terrace. Our clients are prepared to offer a full handover and training to interested parties, if required.



OPENING HOURS

Wednesday to Saturday 12pm to 2.30pm and 6pm to 10pm. Sunday 12pm to 5pm. The business is closed on Sunday evenings, all day Monday and all day Tuesday.

CURRENT STAFFING

The business is run by our clients with the assistance of 2 casual members of staff.

ENERGY PERFORMANCE CERTIFICATE

B – 36.

BUSINESS RATES

We are advised that the business rates are currently exempt as the business benefits from 100% Small Business Rates Relief.

SERVICES

All mains' services except gas are connected to the premises.

TENURE

The premises are held on the remainder of a 12-year lease which commenced in September 2024. There are internal and external repairing and insuring obligations. The current rent is £15,000 per annum, rent is payable quarterly in advance, with rent reviews in 2028, 2031 and 2034.

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.

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



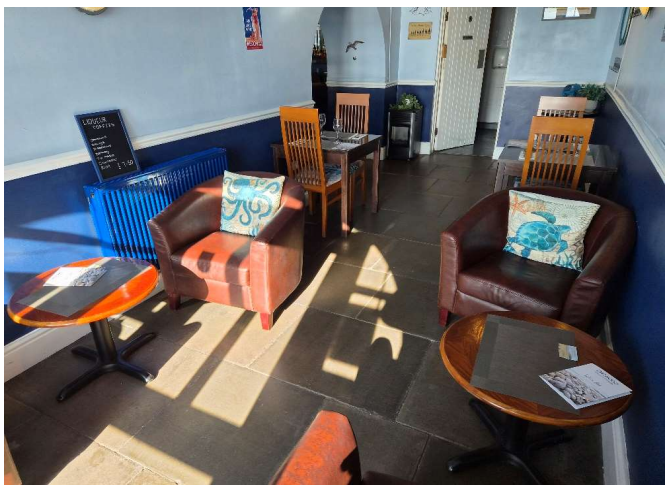


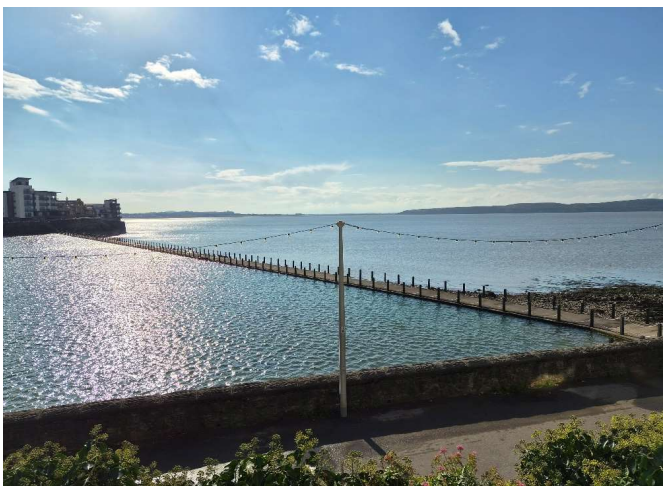












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