



**Flow**

Ref: 3451539

8 The Bridge, Frome, BA11 1AR

Leasehold: £65,000, Annual Rent: £32,000

Brand new free of tie lease

Stylish two bar venue on historic bridge

On trend location in "Cool Somerset"

Annual net turnover of £307,681 GP c.64%

Successful bar with capacity of up to 135

Terrace overlooking river. EPC





## Description

A three storey Grade II listed property on the Frome Bridge built during the Georgian era, under which flows the River Frome. The terrace to the rear of the ground floor bar provides a secluded spot where customers can enjoy a drink whilst watching the river below.

The first floor bar also has a bar counter and is used during normal trading hours or hired out as a venue for celebrations or private parties.

An office, a room with a fitted kitchen (currently used as a store room) are located on the second floor.

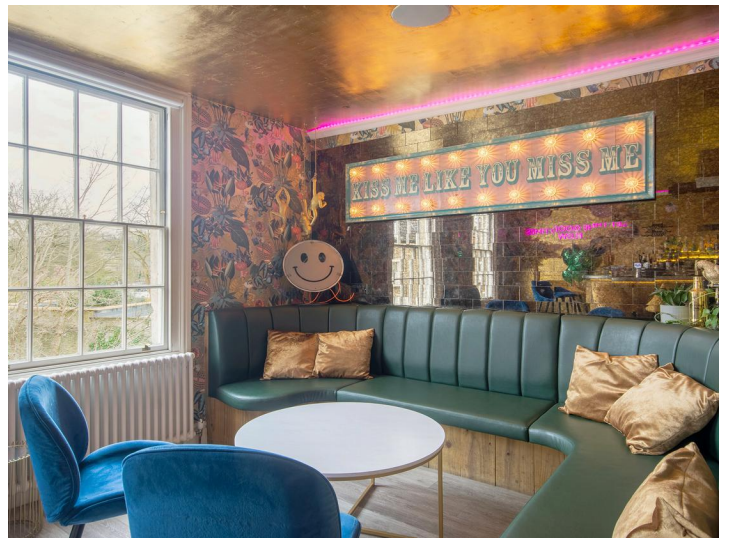
The freeholders brought the property c. 4 years ago and completed a high specification refurbishment and re-design of the building, converting it from a restaurant to a bar and cocktail lounge. The bar has won numerous awards, including the Bath Life Best Bar Award, and the Muddy Stilletoes Best Bar Award.

## Location

Frome has a rich heritage as one of the county's busiest market towns, which is a tradition that continues to this day, with three markets still held every week.

Amongst the well-preserved architecture and cobbled streets there is a vibrant arts scene with galleries, theatres, and music venues dotted around the town which is also home to an ever growing number of creative industries, with a mixture of cutting edge tech companies and media agencies rubbing shoulders with small scale artisan businesses and workshops.

Located circa 30 minutes from Bath in east Somerset and on the edge of the Mendip Hills, the town is a popular tourist destination and has won accolades as a place to live and a place to visit from the Times and Time Out respectively.



## Internal Details

Ground Floor

- Open plan bar area
- Bar counter
- Access to terrace

First Floor

- Open plan bar area
- Bar counter
- Toilets

Second Floor

- Office
- Room with fitted kitchen (currently used for storage)
- Toilet

## Business Rates

Current rateable value (1 April 2023 to present) is £16,750.

## Fixtures & Fittings

We are advised that all trade fixtures and fittings are included within the sale, with the exception of some personal effects that will be retained by the seller - an inventory will be provided.

## External Details

There is a balcony to the rear of the ground floor bar.

**Owner's Accommodation**

Currently, there is no owner's accommodation. However, with suitable permissions, it may be feasible to re-configure the second floor to create a one bedroom flat/studio.

**Investment Summary**

- Lease premium: £65,000
- Rent deposit: Equivalent of three months rent

Buyers will also require funds for stock, glassware and working capital.

**Tenancy**

- Brand new free of tie lease
- Negotiable lease length (minimum 10 years)
- Fully repairing & insuring
- Protected tenancy

Freehold offers may be considered

**Trading Information**

Annual turnover of £307,681.

More detailed financial information will be made available after viewing.

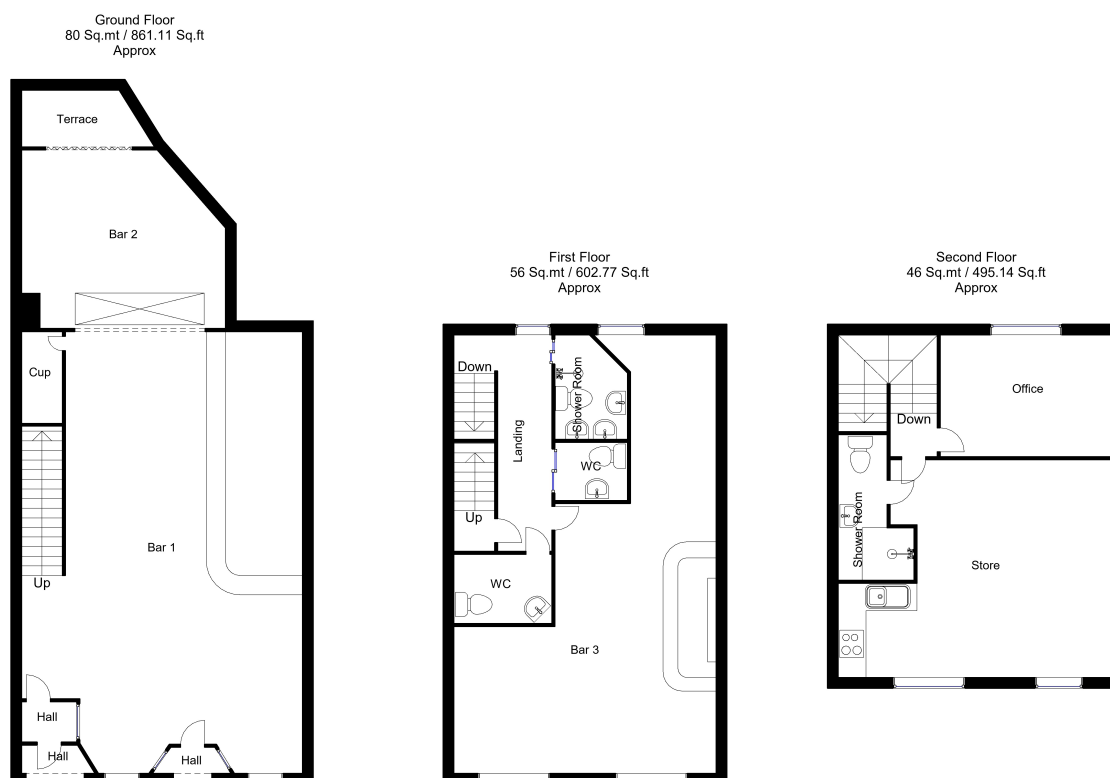
**Trading Hours**

The current trading hours are:

- Monday – Closed
- Tuesday – Closed
- Wednesday – 5pm to 11pm
- Thursday – 5pm to 11pm
- Friday – 3pm to Late
- Saturday – 3pm to Late
- Sunday – 3pm to 11pm

(Licensed to 2.00am and no stipulation for door staff)





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Graeme Clifford

Business Agent

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