



Bar 19

*19 Upper King Street, Norwich
Norfolk
NR3 1RB*

*Leasehold: Nil Premium
Annual Rent: £80,000*

Ref: 1456951

KEY HIGHLIGHTS

- NIL PREMIUM Cocktail bar & lounge
- Ground floor & basement with capacity c.400
- VIP room and private hire area
- Commercial kitchen, recently refurbished
- Prime town centre location
- Free of tie. Rent £80,000. Energy Rating B

DESCRIPTION

The Property comprises an imposing five storey building, with a substantial frontage to Upper King Street and Prince of Wales Road. The elevations are a mix of traditional exposed red brick, stone, and some cladding, surmounted by a flat roof.

The recently refurbished ground floor and basement trades as a cocktail bar, Bar 19, a late night bar with c.400 capacity set across two floors.

The ground floor features a contemporary well stocked bar, booth seating and a separate VIP lounge with additional bar. The basement offers a private hire room with fully stocked bar, customer toilets and staff areas.

There is access to a small designated smoking area on the ground floor.

LOCATION

The Property is situated in a prominent position in the heart of Norwich on Upper King Street, which is a busy pedestrian and vehicular thoroughfare leading up from the train station.

Nearby occupiers include restaurants, shops, Norwich Cathedral and professional offices such as estate agents, solicitors and accountants.

Norwich is a cathedral city and district of the English county of Norfolk. Norwich is by the River Wensum, approximately 100 miles north-east of London, 40 miles north of Ipswich and 65 miles east of Peterborough.



THE OPPORTUNITY

An exciting opportunity to take on an established cocktail lounge and late night venue, which has been refurbished to a high standard. Alternatively, this is a great chance to use a versatile space for a new concept for those experienced operators looking for a large town centre venue.

TENANCY

The opportunity is by way of a fully repairing and insuring free of tie lease expiring July 2034.

TENURE

Leasehold.

INTERNAL DETAILS

Ground Floor: Main bar (c.300), cloakroom, VIP lounge and access to smoking area.

Basement: beer cellar, male and female toilets, public bar (c.100 capacity) commercial kitchen, staff office, staff areas and karaoke stand.

FIXTURES & FITTINGS

We understand that all fixtures & fittings will be included in the sale. A full inventory will be provided.

STAFF

Contracted staff will transfer under TUPE regulations.

TRADING INFORMATION

Trading information will be made available following a formal viewing of the business.

TRADING HOURS

Currently operating Friday - Sunday.

BUSINESS RATES

The current Rateable Value as at 1 April 2023 is £55,000.

REGULATORY

Premises licence.





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Drawing: 10.00

Sex	Age	Assessment
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BakerLile
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Project	First Phase
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Bar 10
Upper King Street
Norwich
NR1 1RB

Drawing No:	8888-20-J61-20
Drawing Title:	Floor Plan
Drawing Date:	2022
Drawing Size:	8A1

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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Christie Insurance has over 40 years' experience in advising and arranging insurance, including Life and Employee Benefits. We have a clear sector focus. We use our sector knowledge, skill and persistence to place your insurance requirement quickly and efficiently. When it comes to claims, we are tenacious on our client's behalf.

CONTACT

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CONTACT

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



LIANA GATIER

Business Agent - (South - Pubs and Restaurants)

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E: liana.gatier@christie.com

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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.

