



BACCHUS

1 Anchor Street Leisure Park, Anchor Street, Bishop's Stortford, CM23 3BP

LEASEHOLD: £0 ANNUAL RENT: £55,000 | REF: 3858318

KEY HIGHLIGHTS

- Prime location in leisure complex
- Versatile trading space (7,139sqft)
- High occupancy potential
- Leasehold. Rent £55,000
- Opposite multi-storey car park
- Flexible licensed hours. Energy Rating B



DESCRIPTION

The venue is located on the ground floor and boasts a versatile layout featuring a stylish bar servery, comfortable lounge seating, VIP booths, a dedicated dancefloor with DJ area, and a shell commercial kitchen ready for fit-out. Designed to accommodate large numbers for club nights, private hire, and events, it operates under a late-night license, typically trading until 2-3am on weekends. The interior is finished to a modern standard, and there is an excellent opportunity for change of use, subject to planning (STP).

LOCATION

Bacchus Bar is prominently positioned on Anchor Street in the vibrant town of Bishop's Stortford, Hertfordshire. The venue benefits from excellent transport links, with Bishop's Stortford railway station just a short walk away, providing direct connections to London Liverpool Street and Cambridge. Anchor Street connects to Station Road (A1059), offering easy access to the A120 and the M11 motorway, which links to London and Stansted Airport.

GROUND FLOOR

Entrance, ticket office, central bar, cloak room, customer toilets, back bar, DJ booth, booth seating areas, commercial kitchen, cellar and storage

OTHER FLOORS

First Floor: DJ booth, office, storage, plant room, security room, staff room.

FIXTURES & FITTINGS

All fixtures and fittings to be included in the sale, a full inventory will be made available.

EXTERNAL DETAILS

The service corridor is accessed from the rear of the building on the ground floor.

STAFF

There will be no staff transferring across with the sale.

BUSINESS RATES

The VOA lists the property with a rateable value of £68,000 from April 2023.

TRADING INFORMATION

There are no trading accounts available.

TRADING HOURS

Previous trading hours:

Thursday: 17:00 – 02:00

Friday: 17:00 – 03:00

Saturday: 12:00 – 03:00

Sunday: 12:00 – 23:00

Monday & Tuesday: Closed

Wednesday: Closed

DEVELOPMENT POTENTIAL

This property offers scope for alternative uses, subject to planning consent and the terms of the existing lease.

Key considerations include:

Permitted Use: Confirmed under the lease; currently operating as a late-night bar/nightclub.

Change of Use: Potential to convert to other Class E uses (such as restaurant, café, or leisure) subject to landlord consent and planning approval.

Alterations: Structural or layout changes may require landlord consent in accordance with the alterations clause.

TENURE

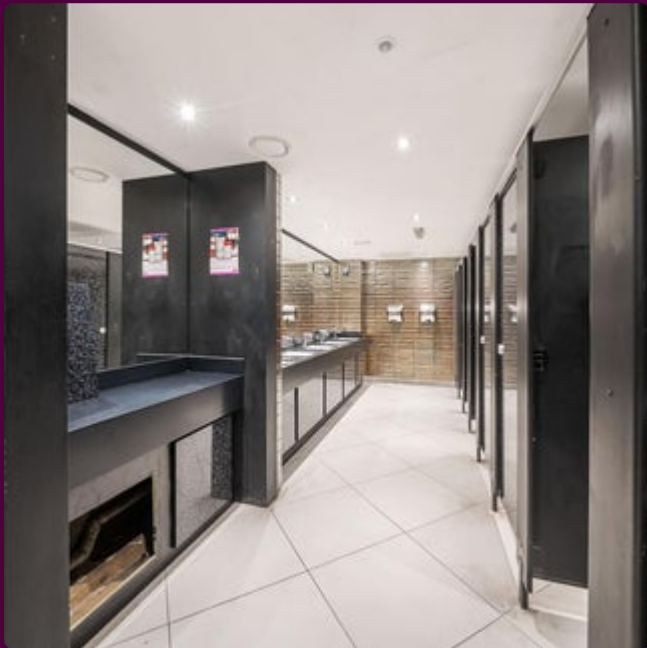
This is an opportunity to acquire a 15-year, internally repairing leasehold with 10 years remaining. Contracted in to the landlord and tenant act 1954 at a passing rent of £55,000 pa (excluding VAT), subject to five-yearly rent reviews.

The landlord will likely require a 3-6 month deposit and/or personal guarantees.

REGULATORY

Premises Licence.



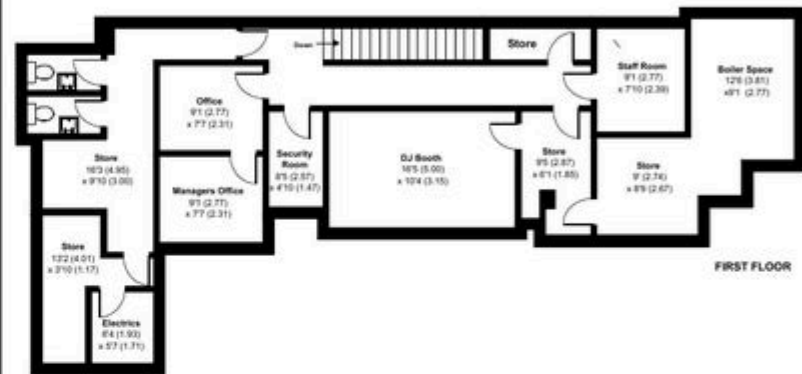
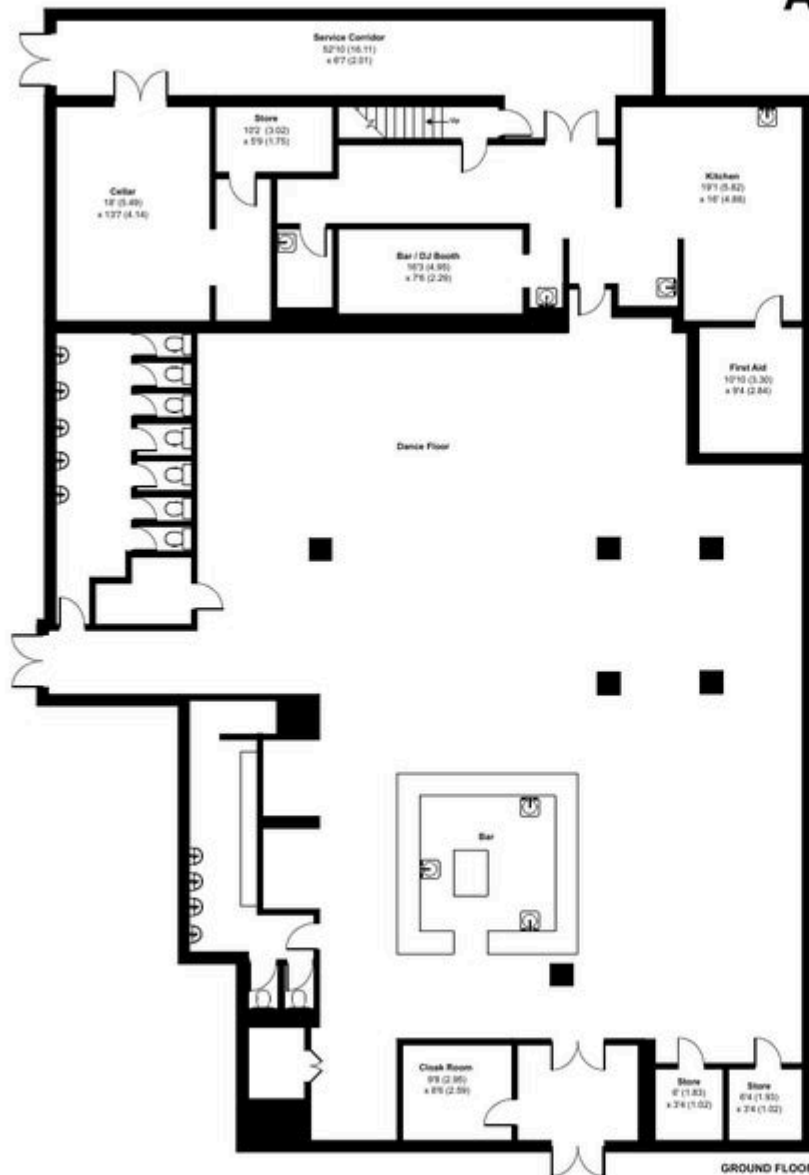




Anchor Street, Bishop's Stortford, CM23

Approximate Area = 7139 sq ft / 663.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Christie Owen & Davies Pic. REF: 1385399



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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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

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