



Rewind

9a Market Place, Workington, Cumbria, CA14 4AX

Freehold £110,000

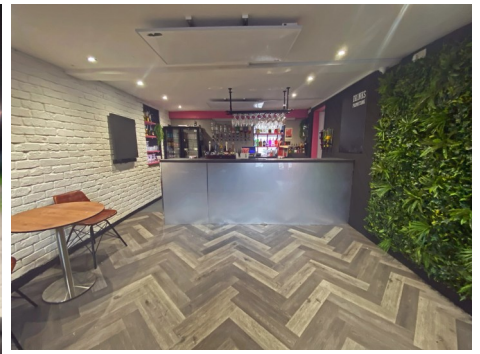
- Workington town centre
- End-of-terrace property
- Ground floor trade area
- 80 capacity LGBTQ bar
- Two bedroom flat
- Net sales £80,000 per annum

Ref: 94868

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SP Sidney
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LOCATION

Rewind is located on the main circuit in the heart of Workington town centre, surrounded by a host of other hospitality outlets. The town of Workington sits astride the River Derwent and is bounded by the Solway Firth and the Irish Sea, and the Lake District to the east. The town lies eight miles north of Whitehaven and five miles south of Maryport. It offers easy access to Carlisle, Cockermouth and the Lake District National Park & Yorkshire Dales.

The town lies on the A596 which links Maryport and Carlisle to the north, and Whitehaven to the south. The nearby A66 provides easy access to the National Park and M6 Motorway. Whitehaven railway station serves the town with services to Carlisle and Barrow-in-Furness.

The property occupies an end-of-terrace position over three storeys. It is of brick construction with white and red painted rendering, under a pitched slate roof. The property comprises:

TRADE AREAS

- SPLIT LEVEL TRADE AREA: Open plan, with exposed brickwork and panelled walls. DJ booth, laminated flooring and bar servery. Well-appointed and decorated throughout. Seating for approximately 25, with a capacity of 80.
- GENTLEMEN'S TOILETS.
- LADIES TOILETS.

OWNERS ACCOMMODATION

Set across first and second floor, comprising:

- DOUBLE BEDROOM
- SINGLE BEDROOM
- LOUNGE
- KITCHEN
- BATHROOM
- OFFICE

EXTERNAL

- ENCLOSED COURTYARD: Sheltered, with picnic style benches for 16.

THE BUSINESS

Rewind trades as Workington's only LGBTQ bar and is on the main town centre circuit. It is well-known for its mix of 80's and 90's music, special drinks offers and its welcoming atmosphere.

Net sales stand in the region of £80,000 per. The business is currently open only 2 nights per week which offers scope for increased sales by extending opening hours/days. Further accounting detail can be made available following a formal viewing.

The property offers a two bedroom duplex flat which is currently under renovation and offers a potential rental income of circa £450 per calendar month.

LICENCE

A full Premises Licence is held for the sale of alcohol by retail:

Seven days a week 12:00-02:00

Current opening hours:

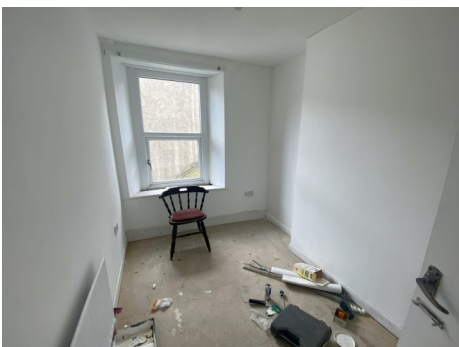
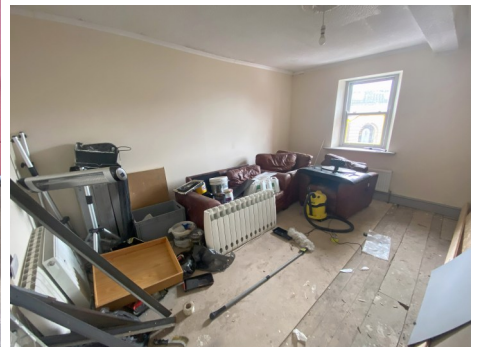
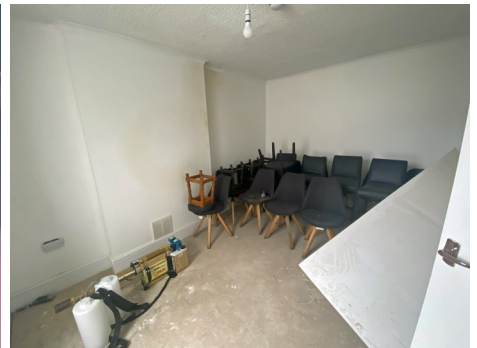
Friday and Saturday 19:00-02:00

SERVICES

All mains services are connected.

Rateable Value: £11,000.

Local Authority: Allerdale Borough Council



TENURE & PRICE

FREEHOLD £110,000 + VAT to include goodwill and fixtures & fittings. Stock at valuation in addition.

VAT will apply on the sale of this property. It will be levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



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EPC Reference: N/A

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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