

## For Sale

### 'Church Street Gin House'

**The Old Town House  
9 Church Street  
Wimborne Minster  
Dorset  
BH21 1JH**



#### LOCATION

The attractive and historic East Dorset market town of Wimborne Minster is situated approximately 5 miles north of Poole and some 10 miles north west of Bournemouth.

The town features a vibrant mixture of local and national retailers the latter including Waitrose, Fat Face, Rohan, Crew Clothing, Moshulu, Wetherspoons, Phase Eight, Sea Salt and Boots Opticians.

Wimborne also boasts a strong foody scene with a good variety of restaurants, bistros, cafes and pubs.

Another of Wimborne's attractions is the ever busy Tivoli Theatre which offers live entertainment or cinema most days of the year and, in turn, leads to good pre / post theatre dining / drinking business opportunities.

Church Street Gin House is a celebrated business which opened in Wimborne in 2016 and relocated to these new, larger premises in May 2018.

Church Street Gin House occupies an excellent trading location just off The Square fronting Church Street, which is a busy thoroughfare linking The Square and The Minster.

A large branch of Fat Face is situated two doors away.

#### DESCRIPTION

Church Street Gin House operates from this most attractive, Grade II listed building which is arranged over ground and two upper floors.

To the rear is an enclosed yard offering further potential for the future.

We understand that the property enjoys planning consent for a broad range of uses falling within Classes A1, A2, A3, A4 & A5 of the Town & Country Planning (Use Classes) Order 1987.

As such there is potential to vary the trade going forward if desired ( subject to any necessary consents)

#### ACCOMMODATION

Church Street Gin House offers very atmospheric accommodation redolent of the 1920s and features well thought out design features.

Exposed brickwork is mixed with wallpapered walls and oak panelling.

Upholstered benches with velvet cushions abound together with brass tables and matching upholstered stools. Imaginative use of velvet drapes breaks up the space to create different areas adding to the unique ambience.

The ground floor comprises the main bar area with magnificent bar featuring three cocktail stations.

From here, one passes into the mid section featuring further seating area and a private alcove seating area formed through the use of drapes. Beyond this is a further good sized room.

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Willis Commercial Ltd. Minster Chambers, 43 High Street, Wimborne, Dorset, BH21 1HR

These particulars are believed to be correct, but their accuracy is not guaranteed and they do not constitute an offer or contract.

STRICTLY SUBJECT TO CONTRACT, ALL MEASUREMENTS APPROXIMATE.

Agents Note: At no time have we undertaken a structural survey and services have not been tested. Interested parties should satisfy themselves as necessary, as to the structural integrity of the premises and condition/working order of services, plant or equipment.

On the first floor is a function room with second bar providing a fourth cocktail station if required.

Also at first floor level are male & female WC's and on the second floor is a storeroom.

The premises were comprehensively refurbished in 2018 and are well equipped and well presented throughout. They benefit from gas-fired central heating, a wired fire alarm system and CCTV system.

Outside at the rear is an enclosed yard with store

Our clients hold a favourable Premises Licence which permits the sale of alcohol up to 1.00am.

### TRADING HOURS

Monday: Closed  
Tuesday: 17:00-23:00  
Wednesday: 17:00-23:00  
Thursday: 17:00-23:00  
Friday: 17:00-23:00  
Saturday: 12:00-00:00  
Sunday: Closed

### THE BUSINESS

The business operates around a much loved prohibition theme and as the name suggests, specialises in offering an extensive range of over 200 gins together with cocktails.

A healthy turnover is achieved.

Further details regarding the trading performance of the business can be made available to interested parties at an appropriate stage in negotiations.

### LEASE TERMS

The premises are held on the residue of a 21 year lease commencing February 2018 at a passing rent of of **£18,000** per annum, exclusive.

The lease provides for the rent to be reviewed at 3 yearly intervals

### PRICE

Our clients seek a premium for the leasehold interest, goodwill, trade fixtures, fittings and equipment with stock to be purchased in addition at valuation.

NB: We understand that all equipment is owned by our clients with the exception of one glass washing machine which is rented.

A detailed inventory will be provided to the purchaser.

Further details from the agent.

### RATES

According to the VOA website the assessment for this property is stated as:

Shop and Premises, Rateable Value: £15,500

The small business multiplier for the year ending 31<sup>st</sup> March 2020 is 49.1p in the £.

For more information, visit:  
<https://www.gov.uk/introduction-to-business-rates>

### FINANCE ACT 1989

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending purchaser or lessee must satisfy themselves as to the incidence of VAT in respect of any transaction.

### COSTS

Each party are to bear their own legal costs plus 50% each of the landlord's costs associated with the transaction

### VIEWING

By prior appointment via the sole agents Willis Commercial through whom all negotiations must be conducted.

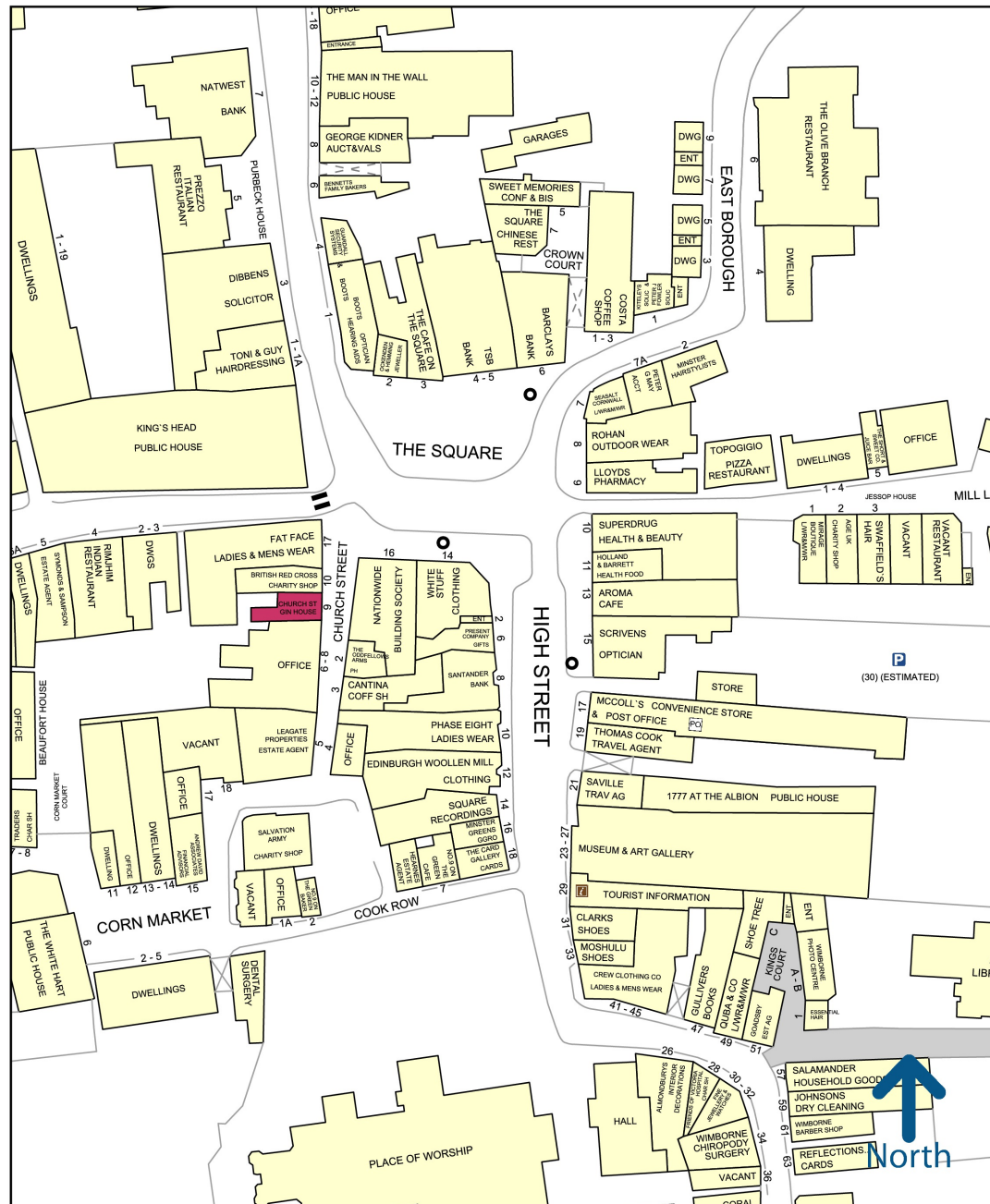
### CONTACT

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50 metres

Experian Goad Plan Created: 11/06/2019  
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