



**A stunning East Devon Cocktail and Wine Bar which is furnished to an exceptionally high standard throughout and offers a first class business opportunity, with tremendous potential to develop the catering side of the business, within a highly desirable East Devon coastal village. Impressive Bar and Customer Seating Areas (40+) and a Catering Kitchen. A viewing is essential in order to fully appreciate the quality and standards inherent throughout all aspects of this stylish and most impressive lock-up business opportunity, currently run on limited hours and with undoubted potential to develop all aspects of the business still further.**

**OSBORNE'S COCKTAIL & WINE BAR  
5 FORE STREET, BEER, DEVON, EX12 3JB  
VIRTUAL FREEHOLD: £250,000 REF: 2132**

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## THE PROPERTY

Osborne's Cocktail and Wine Bar is an attractive double fronted, ground floor, lockup premises. Previously a cafe and wine bar, the premises have been stylishly furnished and equipped to an exceptionally high standard throughout in recent years. Osborne's Cocktail and Wine Bar is a busy and well regarded, high quality cocktail and wine bar, offering an eclectic blend of both character and modern contemporary furnishings and décor and occupying a prominent trading position in the centre of the beautiful fishing village of Beer. Osborne's Cocktail and Wine Bar provides an exceptional operating environment specifically designed and furnished for the style of trade currently undertaken and also offers potential for incoming operators to develop an alternative style of trade to suit their own requirements, particularly by developing the catering side of the business, should they wish to do so. This successful and profitable business boasts an impressive reputation and briefly comprises:- attractive L-shaped Main Bar and Customer Seating Areas comfortably seating 40 plus customers, Catering Kitchen and Customer Welfare Facilities. A viewing of Osborne's Cocktail and Wine Bar is strongly recommended in order to fully appreciate the quality and high standards inherent throughout all aspects of the this most unique business.



## SITUATION

Osborne's Cocktail and Wine Bar is situated in the heart of Beer with a prominent frontage on to the main thoroughfare. It also lies a short walk from the beach with the South West Coastal Foot Path and a number of other tourist attractions also within easy walking distance. Beer is one of East Devon's most favoured villages which nestles on the East Devon Jurassic coastline, designated as an Area of Outstanding Natural Beauty and awarded World Heritage Status by UNESCO. Beer is a rare example of an unspoilt Devon fishing village, with a wealth of history attached to it. It has a past steeped in tales of sea faring and smuggling, and the quarry stone in Beer has been used in many historic

buildings such as St Pauls Cathedral, parts of Westminster Abbey and the Tower of London. The picturesque Beer cliffs form part of the South West Coastal footpath and act as a magnet for holiday makers and day tripper's year round. Lying just off the main A3052 coast road between the popular coastal towns of Sidmouth (7 miles) and Lyme Regis (11 miles), Beer is also easily accessible to the regional capital Exeter (25 miles) with its motorway access, international airport and mainline rail station.



## INTERNAL DETAILS

Main customer entrance doors to the front leading into **Main Bar and Customer Seating Areas** extremely attractive and stylish character L-shaped trade area, fitted to an exceptionally high standard and being purposefully equipped and furnished with part strip wood and part carpeted flooring, feature lighting, feature artificial grapevine, exposed stone walls, wall mounted menu boards, glass fronted display cabinets, feature fireplace (disused), range of free standing wooden tables, upholstered chairs and upholstered banquette seating comfortably for 40 plus customers. Attractive timber fronted and granite topped **Bar Servery** fitted to a high standard with a range of associated back bar fittings to include Altro flooring, display shelving, two door undercounter commercial fridge unit, undercounter freezer, double glass fronted bottle fridge, ice machine, commercial coffee machine, coffee grinder, hot water still, undercounter fridge, store cupboard, EPOS touch screen cash register with printer link to the kitchen (on lease), commercial glass washer, stainless steel hand basin, glass fronted upright wine fridge and door to side. **Ladies, Gents & Disabled WC's. Catering Kitchen** with non-slip flooring and wipe clean clad walls, being fitted with a range of commercial catering equipment to include Lincat extraction hood, microwave oven, extensive stainless steel shelving, Blue Seal turbo fan commercial oven, two double induction hobs, undercounter commercial freezer, stainless steel work bench, commercial dishwasher, commercial upright fridge, stainless steel

deep bowl sink unit and stainless steel hand basin.



### EXTERNAL DETAILS

To the rear of the property is a **Bin Store Area** and a **Wooden Storage Shed** housing two upright fridges and racked storage shelving.

### THE BUSINESS

Osborne's Cocktail & Wine Bar trades as a high quality cocktail and wine bar and is a stylish and comfortable venue with a relaxed atmosphere. The premises have been fastidiously fitted and equipped to an extremely high standard throughout with an eclectic mix of furniture and décor. The business offers an extensive range of cocktails, wines, spirits, beers, ciders, together with non-alcoholic beverages including teas and coffees. Our clients currently offer a limited food menu to include nibbles, cheese, cured meats, pates and rillettes. The high standards inherent throughout all aspects of this business ensure excellent levels of regular repeat trade and word of mouth recommendations. The business benefits from numerous excellent reviews on TripAdvisor and also benefits from a social media presence on Instagram. Our clients, a husband and wife team run the business on a lifestyle basis, of just 16 hours a week, in order to fit in with their other business interests, opening from 6pm until 10pm Wednesday to Saturday and closing from early October until Easter, making this truly a lifestyle business. Personal circumstances and other business interests means that Osborne's Cocktail & Wine Bar is being now offered for sale and our clients advise that there is a genuine opportunity to continue to build upon the reputation already established and to develop all aspects of the trade still further. The sale of Osborne's Cocktail and Wine Bar represents an excellent opportunity to purchase a well-regarded and exceptionally well presented bar and catering business with impressive levels of trade and profitability. An internal inspection is essential in order to fully appreciate all that this superior business opportunity has to offer.



### TRADING INFORMATION

The business trades just 16 hours a week between Easter and early October and we are advised that takings range between £2,000 and £3,000 per week. Further financial information can be made available to interested parties following a formal viewing appointment.

### OPENING HOURS

Our clients have deliberately restricted the opening hours to just 16 hours a week, 6pm until 10pm, Wednesday, Thursday, Friday and Saturday, closed Sunday, Monday and Tuesday. The business trades from Easter until early October only.

### LICENCE

The business holds a premises licence which permits opening from 9am until 12.30am 7 days a week and the sale of alcohol between 11am and midnight 7 days a week.



### POTENTIAL

The sale of Osborne's Cocktail and Wine Bar provides an excellent opportunity to purchase an impressive and high quality business, the like of which is seldom available in the open market. Our clients advise that there is tremendous potential to build upon the current

trade levels by increasing the current opening hours and also by opening through the winter months. There is also the potential for incoming operators to develop their own trading style and to introduce a more comprehensive food offering, to suit their own personal requirements and take advantage of the sought after location and high specification fit out, that the premises have enjoyed. This is a truly lifestyle business with much potential, and a viewing is essential.



### **EPC**

B-38

### **RATING**

We are advised that these are currently nil, after 100% business rate relief.

### **SERVICES**

All mains services are connected to the property.

### **PRICE & TENURE**

£250,000 for the virtual freehold interest as a going concern business and full trade inventory. Stock to be additional at valuation. We are advised that the premises are held on a 999-year lease which commenced in January 2020. We are advised that there is a contribution towards the buildings insurance which is currently around £36 a month.



### **VIEWINGS**

Strictly by appointment with the vendors Sole Selling Agents.Tel:(01392)201262.Email:info@stonesmith.co.uk You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.

### **FINANCE**

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, we recommend you contact us for a list of our approved brokers.

**Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.**