



Whiskers, Gover Lane, Newquay, TR7 1ER

david ball
Agencies

Offers In The Region Of £79,000

Whiskers is an award winning bar and live music venue in the heart of Newquay's town centre.

Whiskers currently operates in the evenings, opening it's doors at 8pm and closing at 2am. The alcohol license states that alcohol can be served from 9am and the premise is also registered to prepare and sell hot food. The bar and venue boasts a full and extensive bar range including locally produced options as well as national brands. The bar is well known for it's live music, open mics, karaoke and DJ nights.

Consisting of a double fronted unit with 10m (33ft) gross frontage, bar and main area 69.47 Sq mts (748 Sq ft) plus storage and mezzanine area of 37.92 Sq Mts (408 Sq Ft) with toilet facilities. £79,000 ingoing £13,000 per annum rent.



Key Features

- Award winning bar
- Town centre location
- Bar and dance area 748 Sq ft
- Light up LED 1970's style dance floor
- Large stage area
- £79,000 Leasehold
- £13,000 per annum rent

The Business

Whiskers' business model has changed over the years. The business opened as a partnership in 2014. The business began as an organic wine and tapas bar. Whiskers opened during the daytimes selling coffees and cakes and then on into the evening with alcohol and tapas. In 2014 Whiskers became incorporated and a few years later a pizza kitchen was installed. In 2016, in an effort to cut costs, the owners decided to close the business during the daytimes, remove the kitchen and operate solely as an evening venue specialising in live music. This has proved to be the winning business model with expenses almost halved and the business, from this point on, showing a good profit.

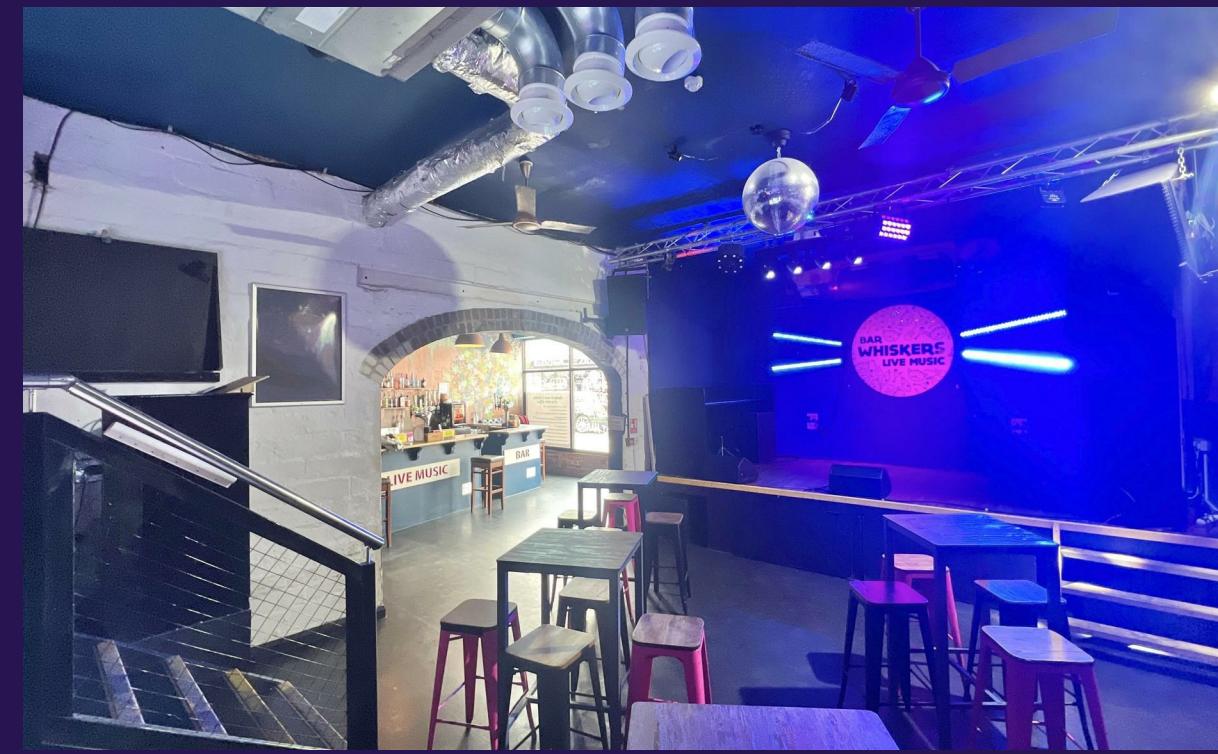
In 2018 Whiskers was recommended in the country's best selling guidebook Lonely Planet Guidebook to England, stating:

'A grungy cool hang-out with a regular line-up of live gigs, both from local bands and a few bigger names from upcountry and further afield. The rest of the time, DJs fill in the musical gaps. Occasionally Whiskers hosts oddball events such as life drawing and spoken-word slams.'

Whiskers has an active social media presence with around 12,000 followers across Facebook and Instagram. Whiskers has a 4.6/5 star average on Google reviews and also on Facebook reviews. The business also has relationships with the town's guest houses and B and B's who promote the bar to their customers via word of mouth and the displaying of posters and fliers.

The venue comprises of five main areas: the bar, lower dance floor and stage, light up dance floor and booths, upper level and the unisex bathrooms. Some consider the venue quirky with it's clear homage to cats: local artists have decorated the venue with cat art work and large cat murals.

Over it's current ten year span, Whiskers has cemented itself as a favourite amongst locals and holiday-makers alike. The asking price is based on general industry and local market comparisons, along with a reasonable multiplier on Net Profit.





The Property

Comprises a double fronted shop with ground floor and stage area 748 Sq ft (69.7 Sq Mts) with 1970's style LED dance floor, booth seating and tiered seating area located on the upper floors as is the photo booth, ladies and gent's toilets and storage.

Entrance Area

Outside decked area. Metal hand rails. Double glazed entrance doors leading to

Bar and Main Area

32'11" x 28'6" (10.03m x 8.69m)

Storage Room

Range of shelving. Maidaid glasswasher. 60 Haclyon ice machine. Further 45 Haclyon ice machine. Commercial stainless steel sink and drainer with hot and cold taps. Overhead wooden storage. Power points. Lighting. 16 camera CCTV with 3 week internal storage and remote access. Wooden door leading to

Bar Area

Feature resin top bar with sea glass with shelving and keg storage recesses under. Two under counter cooling systems. Rear bar area with shelving and recesses for glass and bottle storage. Range of wall mounted bottle display shelving. Three under counter bottle fridges. Large display fridge. Non slip flooring. Range of power points. Lighting. Steps rising to Mezzanine area.

Main Area

Dance floor area. Performers stage area. Non slip flooring. Air conditioning/air purifier/heating unit. Range of poser tables and stalls. Lighting.

Stage

17'0" x 7'8" (5.18m x 2.34m)

Wooden stage. Wooden access steps. Mobile DJ booth with portable riser. Range of power points. Lighting. Branding to walls. Overhead stage lighting. Speakers. Under stage storage and pull out drawers.



Mezzanine Area

17'3" x 13'7" (5.26m x 4.14m)

Sound mixing booth. 9 Square Meters of 1970's style LED controlled disco dance floor. Four seating booths with storage around dance floor. Feature lighting.

Secondary seating area

14'1" x 15'4" (4.29m x 4.67m)

A range of tiered seating booths allowing customers to see the stage. Wooden flooring. Power points.

Rear of the Building

Custom built photo booth. Double door leading to rear access. Fire extinguishers. Emergency lighting.

Gents WC

7'3" x 5'9" (2.22 x 1.766)

Stainless steel urinal. Non slip flooring. Wooden door to

Four WC's

Four unisex WC units. Low level WC suite with built in wall flushes. Paper dispensers. Lighting.

Disabled WC

Low level WC. Wall hung sink unit with tap. Wall hung paper dispenser. Lighting.

Hand wash area

Feature copper double built in sink unit with hot and cold mixer tap with storage below. Overhead feature mirrors with lighting. Two eco hand driers. Ceiling lighting. Fire alarm.

Services

Council

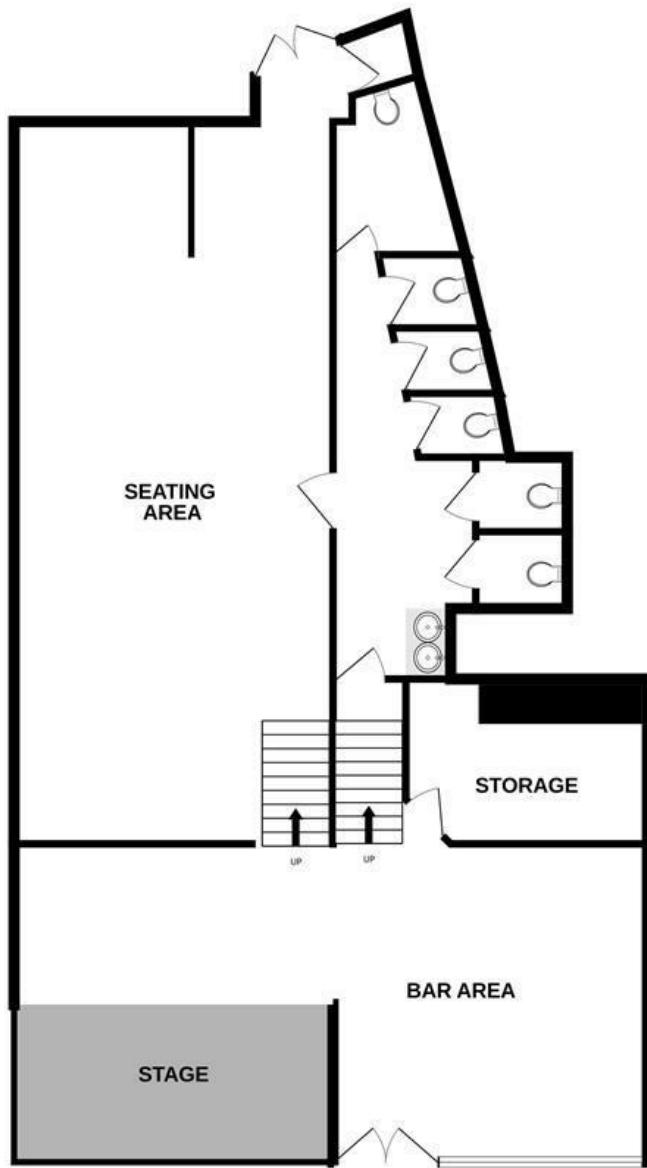
Cornwall County Council, 39 Penwinnick Road, St Austell, PL25 5AE
Rateable value £11,250

AGENTS NOTE

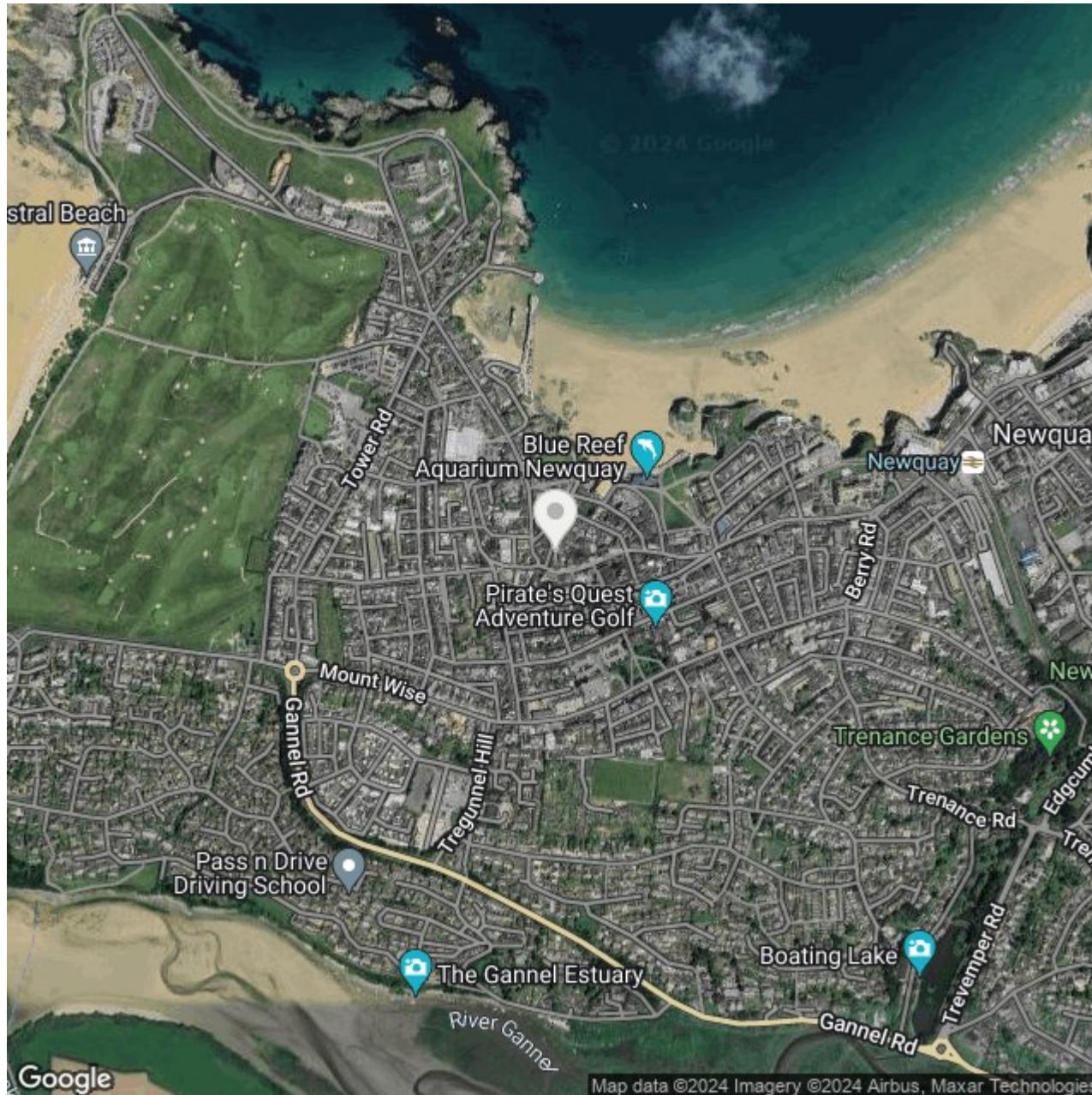
The following services can be found at the property: mains water, electric and drainage, however we have not verified any of the connections. Appliances have not been tested by the agent. Prospective purchasers are advised to make their own enquiries.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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