



Slingers

Leasehold

Premium Offers Invited in excess of **£65,000**

Slingers, 1-3 Station Road, Cambridge, CB1 2JB

AT A GLANCE

- CBI location in central Cambridge
- Trading on GF & basement
- Commercial kitchen & extraction
- NIA 3,700 sq ft (approx)
- Fully fitted turnkey bar
- 1am licence
- Rare 'Free of Tie' lease
- Suitable for variety of commercial uses (stp)

Viewing And Further Information

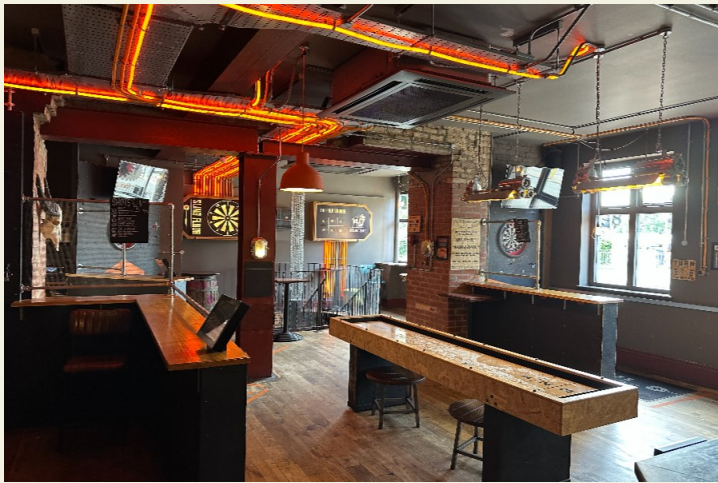
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PROPERTY

Slingers is an extremely prominent corner bar, 1-3 Station Road, trading over ground and basement levels.

The ground floor provides a central island bar via a lobby entrance.

To the left hand side is a bar area, with raised seating area.

To the right hand side is an open plan bar areas, recently partitioned to include a number of interactive darts boards.

To the rear are male, female and accessible customer WC's.

In addition there is a well equipped commercial trade kitchen, with newly fitted extraction (2017), wash up area, prep and storage areas.

The basement is accessed by a feature metal spiral staircase providing further trade areas with a mix of loose and fixed booth seating.

There is additional storage, cellar and office, along with the necessary fire escape routes to the rear.

Externally there is a dedicated bin store and access for rear deliveries.

MEASUREMENTS

- GF Trading - 1,490
- GF Ancillary- 802
- Basement trading - 916
- Basement ancillary - 493
- Total - 3,701 sq ft (approx)

FIXTURES & FITTINGS

Slingers is fully fitted, turnkey bar, including comprehensive trade inventory, commercial kitchen with extraction, rationale, ovens, grills, dishwasher, ice machine, wash up station, walk in fridge, air conditioning and island bar servery with numerous fridges.

The wholly owned trade inventory is included in the asking Premium for an incoming operator.



THE BUSINESS

Slingers is a fully operational bar focused on darts, with 4 interactive boards. The property provides a well equipped and relatively newly installed commercial trade kitchen.

Trade split is 40:40:20 in favour of wet, dry and darts income. Turnover is in the region of £17,000 per week net of VAT.

Management accounts can be made available to genuinely interested parties.

RATES & CHARGES

Rateable Value, as from 1st April 2023, £44,000

TENURE

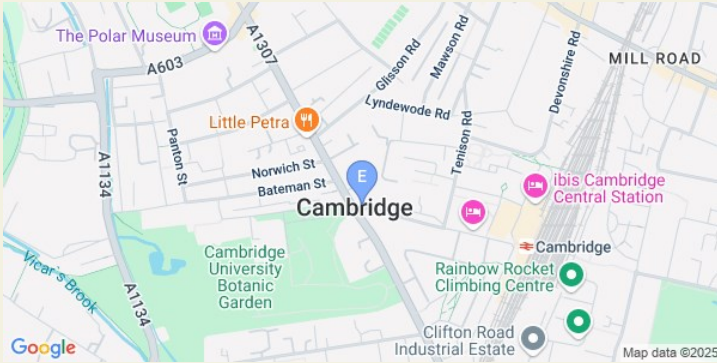
The property is held on a 20 year lease at a current rent of £66,000 pax, expiring on 28th February 2037.

PREMIUM

Premium offers are invited in excess of £65,000, to include trade inventory, goodwill, lease and IP. Stock in addition on completion, at valuation.

(Not to include Smokeworks branding.)



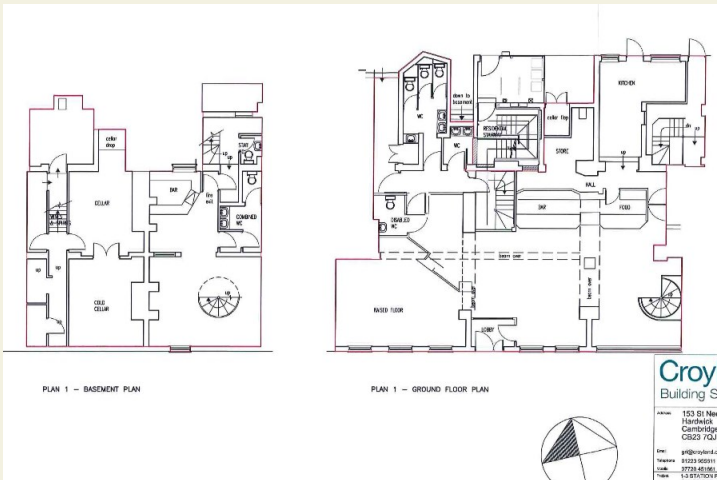


LOCATION

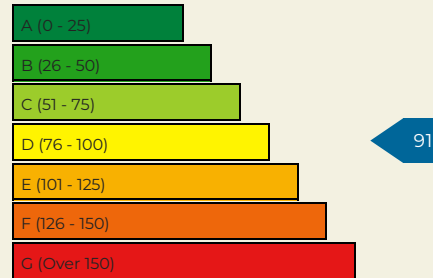
Slingers is located in a prominent corner position at the corner of Hills Road and Station Road in central Cambridge.

Station Road, and the Rail Station has seen wholesale redevelopment over recent years. Cambridge Station is a short walk and provides excellent transport links, including a mere 45-minute commute to London. Station Road is now host to some of the world's best-known businesses including Microsoft, Amazon and Mott MacDonald.

Slingers is situated opposite Botanic Place, Railpens development of 333,000 sq ft (NIA) office space, set to be completed in 2028.



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