

Two Roses Brewery Tap

The proposal is for a change of use from A1 (shops) to A4 (drinking establishments).

However, this property would be described as a Micro Bar serving Craft Beer, Cider and wine and not merely a drinking establishment. It would be the show case outlet for award winning Two Roses Brewery based in Darton. It's location has been deliberately targeted to support the Council's regeneration initiatives aimed at the Victorian arcade and this change of use would attract a high end customer.

Our target market will be middle class high disposable income people who want to enjoy high quality, reasonable expensive craft beers and ciders for which they pay a premium. It is a small venue allowing us to keep numbers attending low and helping us to be selective of our clientele. We are NOT planning a pile it high sell it cheap philosophy.

This type of establishment fits very nicely with the current offer in the Victorian Arcade and the surrounding locale and complements the high end eating places, we would also be planning to work closely with the Civic because they are likely to be the same customer base.

To supplement trade we would be planning a small bottle store so that we could stock beer and cider from across the globe that customers would be able to consume in the premises or at home.

We would have limited trading hours, at the moment we envisage the maximum opening hours to be Thursday, Friday and Saturday 12.00 noon to 12.00 midnight and Sunday 12.00 noon to 8.00 pm. Although we hope to reduce the late opening once the business has become established (we don't envisage that our customers would be looking to drink long into the evening).

There may be low level background music and perhaps on occasion acoustic music. For example, supporting 'Live in Barnsley' which the brewery supported last year.

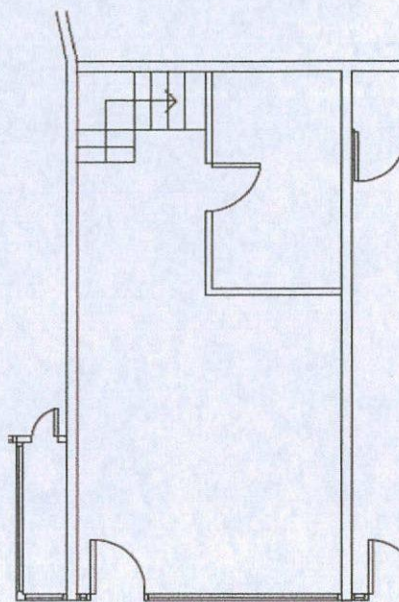
Deliveries would be once per week, normally in the morning.

Light snacks would be offered e.g. Crisps, nuts and maybe pies. But we would be looking to support the catering industry in the local vicinity rather than competing with it.

Internally there would be very few changes with a small increase in the size of the store room and the installation of a bar. An air conditioning system would need to be installed to keep the store room cool. The outlet will be situated on the balcony behind the shutters so wouldn't be intruding into The Arcade.

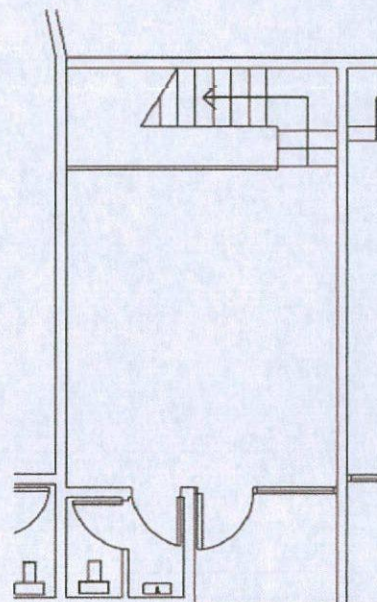
The accommodation comprises:

		Dimensions	Sq. ft.
Ground Floor	Retail Area	25'9" x 13'0"	335
First Floor	Sales or Storage	14'10" x 13'0"	192
	WC		---
			527



31

Ground Floor



31

First Floor

SERVICES

Mains services comprising water, drainage and electricity are connected.

RATES

An extract from the 2010 Valuation List is reproduced below.

BA reference	Address	Description	Rateable value	With effect from
51300095949519	27, THE ARCADE, BARNSLEY, SOUTH YORKSHIRE, S70 2QP	SHOP AND PREMISES	£8,300	01 Apr 2010

National non domestic rates are payable by the occupier in accordance with the Uniform Business Rate multiplier which is 48.0p in the £ for 2015/2016.

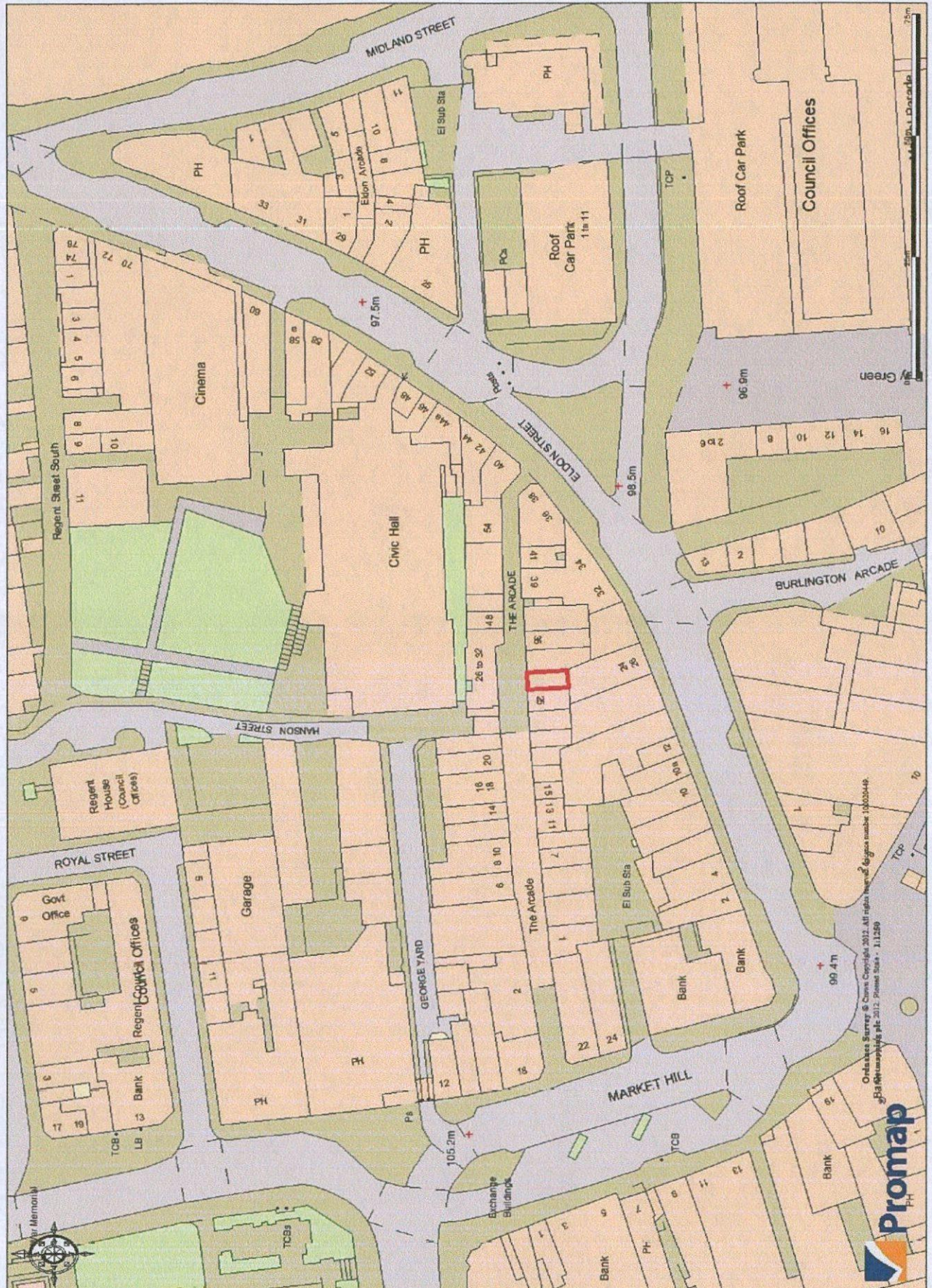
LEASE

A new lease for a term of three years would suit the owners although alternative proposals will be considered. The rent ideally will be £8,500 (Eight Thousand, Five Hundred Pounds) per annum.

VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984 chris@chrisrowlands.co.uk

SITE PLAN



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