



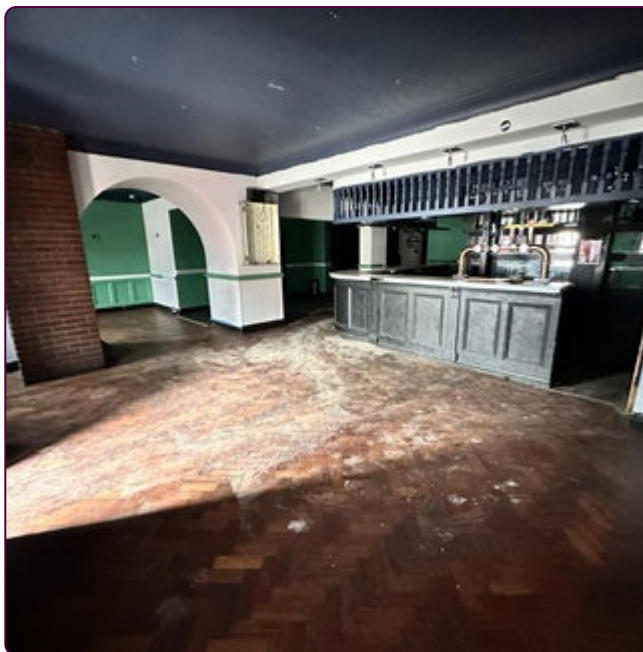
THE PHOENIX

Bridge Street, High Wycombe, HP11 2EL

LEASEHOLD: NIL PREMIUM ANNUAL RENT: £45,000 PA | REF: 3858306

KEY HIGHLIGHTS

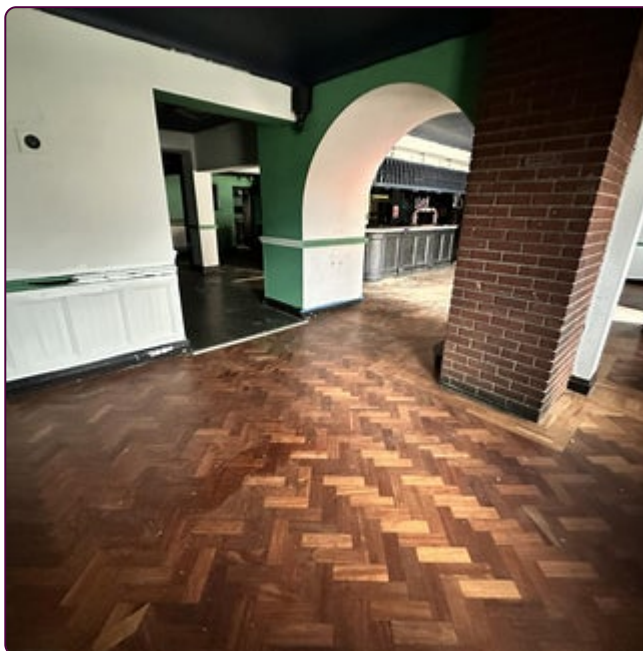
- Prominent town centre location
- Established late night venue - 3am licence
- Leasehold opportunity – vacant possession
- Bar (50) Dance floor/Stage area (150)
- Annual rent £45k, flexible terms, free of tie
- Large upstairs area - 5 bedrooms



DESCRIPTION

The Phoenix is a well established late-night bar and live music venue with a strong reputation in the alternative and indie music scenes.

The property comprises a two-storey building with a traditional pub frontage and a versatile layout suited to both bar and performance use. It recently hosted the popular Phoenix Fest, demonstrating its continued appeal and capacity for high-energy events.



LOCATION

Situated in the heart of High Wycombe, Buckinghamshire, The Phoenix enjoys a prominent position within the town's vibrant nightlife scene.

High Wycombe is a well-connected market town with excellent transport links via the M40 and Chiltern Railways, making it easily accessible from London and Oxford.

The venue benefits from a central location close to other hospitality and retail outlets, drawing consistent footfall from locals, students, and visitors alike.



INTERNAL DETAILS

Internally, the venue is split into two main zones. The front bar area accommodates approximately 40-50 patrons and offers a cosy, welcoming atmosphere ideal for casual drinks and socialising. To the rear, a larger performance and dance floor space holds around 150 guests, making it suitable for live music, DJ nights, and private events.

The venue holds a 3am late licence, allowing operations into the early hours, and includes a disused kitchen area that could be refurbished to introduce a food offering.

OWNER'S ACCOMMODATION

The first floor provides substantial private accommodation, comprising five bedrooms, a lounge, a bathroom, and a kitchen. This space is ideal for live-in operators or could be repurposed for staff use or additional income through short-term lets, subject to necessary consents.

FIXTURES & FITTINGS

Sold as seen, no inventory will be provided.

EXTERNAL DETAILS

A rear courtyard with benches, space for approximately 20 people. No on site parking but ample surrounding car parks.

THE OPPORTUNITY

The Phoenix presents an exciting opportunity for an enthusiastic new operator to take over a beloved venue with deep roots in the local music and nightlife community.

With a late licence already in place and a loyal customer base, the site is primed for continued success. There is scope to reintroduce food service, expand event programming, and further develop the venue's brand. The property is available due to the previous operator's lease expiry, offering a clean slate for a new chapter for the property.

STAFF

No staff members to TUPE.

TRADING HOURS

Currently closed but the property has a 3am late licence.

TENURE

The landlord Wellington Pub Company is willing to offer a new 20 year free of tie lease with an annual rent of £42,000 per year.



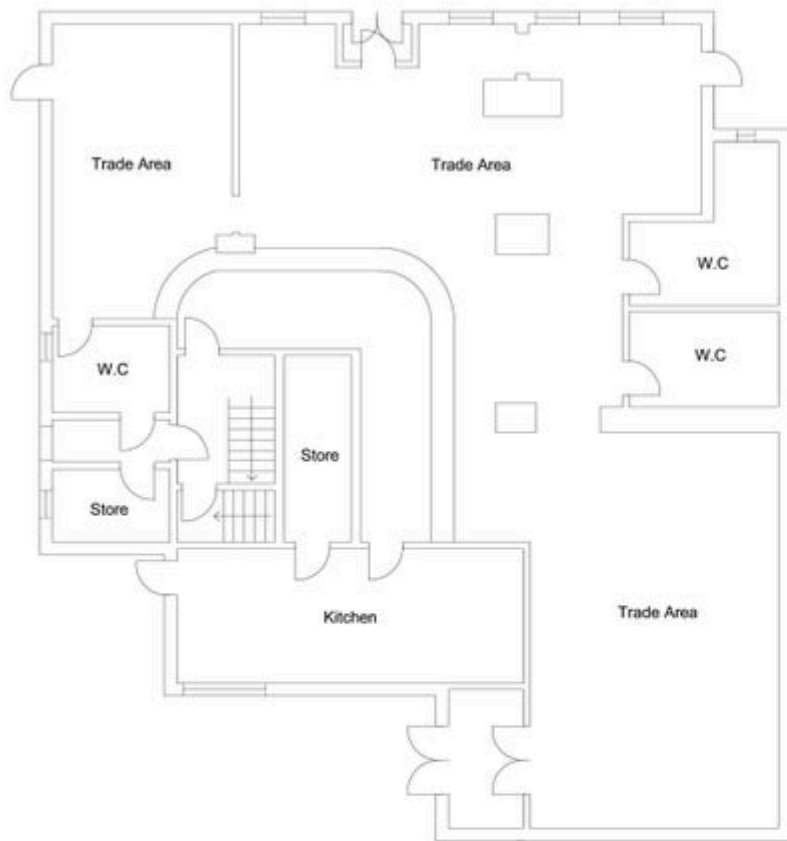
BUSINESS RATES

Rateable value effective from 1 April 2023 is £13,200. This is not the rates payable. Please check with the VOA for the most up-to-date information on all rating matters.

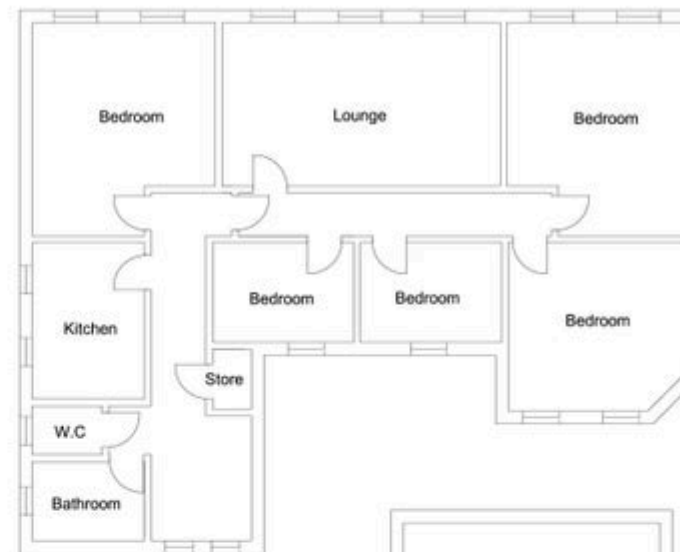
REGULATORY

Premises licence.

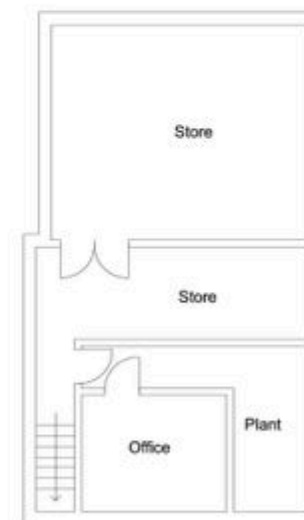




GROUND FLOOR 1:100



FIRST FLOOR 1:100



BASEMENT 1:100

Marketing Plan for:			
The Phoenix Bar, Bridge Street, High Wycombe			
Drawn: RJS	PRINT A3 -	Job no: WZ016659	Draw No: 01
WENSLEY & LAWZ			
116-118 Westminster Buildings, Walsgrave Road, Coventry, CV2 4ED			
024 76 233144			
PLEASE NOTE: Scale from dimensions only. All dimensions are to be checked on site prior to any works commencing			



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FINANCE

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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



TIM WIDDOWS

Associate Director - Pubs & Restaurants

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E: tim.widdows@christie.com

CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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