



## Jenkins Bar

662 Mansfield Road, Nottingham, NG5 2GA

**£45,000 for the goodwill and fixtures and fittings**

**1,600 sq ft**  
(148.64 sq m)

- Well-appointed and busy bar
- Business for sale to include goodwill and equipment
- New 10-year lease to be created
- Property is leasehold with a Passing rent of £25k per annum
- Prime location on Main Nottingham Road

# Jenkins Bar, 662 Mansfield Road, Nottingham, NG5 2GA

## Summary

<b>Available Size</b>	1,600 sq ft
<b>Rent</b>	£25,000 per annum Plus VAT and Landlords Insurance
<b>Rates Payable</b>	£10,750 per annum Increasing to £12,750 from 1st April 2023
<b>Rateable Value</b>	£10,750
<b>Service Charge</b>	N/A
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable. We are advised that VAT will be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	Upon Enquiry

## Description

Jenkins bar occupies the ground and first floor of a mid terrace property under a pitched tiled roof. with trading areas over both floors. A small enclosed patio area to the rear.

## Location

Nottingham is well positioned within the Midlands, with an estimated population of circa 280,000, the city can be accessed from 3 exits from the M1 (J24 in the South Via the newly built dual carriageway A453, J25 via the A52 at Derby, and J26 Via the A610 to the North) The A453 junction to the South of the City leads to Kegworth and Castle Donington, ideal for Nottingham East Midlands airport and Donington Racetrack.

## Accommodation

The accommodation comprises the following areas: Main front entrance into bar area, lounge bar area with fixed seating, glass wash area, disabled w/c. Door to rear patio. Basement beer cellar. Stairs to first floor, split level lounge bar, with bar servery, ladies and gents w/c's

Name	sq ft	sq m	Tenure	Availability
Building - 2 Storey Mid terrace	1,600	148.64	To let	Available

## Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

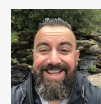
## Terms

The business is being offered for sale at a premium of £45,000 for the goodwill of the business to include the trading name, any intellectual property rights and all fixtures and fittings.

The lease terms will be offered by way of a new 10-year lease on fully repairing and insuring terms with a passing rent of £25,000.



## Viewing & Further Information



**Ben Freckingham**

01664 431330 | 07949 836526

ben@pandfcommercial.com