



Farndon Ferry/Boathouse

Riverside, North End, Newark, NG24 3SX

Investment for sale - Guide price

£895,000 - Riverside location

3,077 sq ft

(285.86 sq m)

- Rental income £70,799 per annum
- Ground floor restaurant
- 2 Bedroom bungalow for managers
- 285 Sqm / 3077 Sq ft
- Lease expires 10th Oct 27

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Summary

| | |
|-----------------------|--|
| Available Size | 3,077 sq ft |
| Rateable Value | £48,250 |
| VAT | To be confirmed |
| Legal Fees | Each party to bear their own costs |
| EPC Rating | EPC exempt - EPC has been commissioned, will be available in less than 28 days |

Description

The property and business has been tenanted and run by the same team for many years. The freehold owners have decided to sell the investment due to relocation purposes. The passing rent is £70,799 per annum and the lease expires 10th October 2027.

The tenant is free from any ties to breweries and are responsible for fully maintaining the buildings and paying all utilities and relevant insurances.

The lease is within the landlord and tenant act, with the next rent review due October 2027.

Location

The Farndon Ferry/Boathouse is located on the River Trent and comes complete with 2 moorings.

Farndon is a small village in Newark and Sherwood district of Nottinghamshire. It lies along the historic Fosse road on the banks of the River Trent and is 3 miles (4 km) south-west of Newark-on-Trent. With good road networks leading to the A46, giving access to Nottingham via the A52, Newark and Lincoln via the A46, The A1 motorway North to South with Doncaster, Sheffield, Grantham, Peterborough all within 1 hour away.

Accommodation

The accommodation comprises the following areas: With 2 main trading areas, the main bar restaurant with views over the the River, and the Restaurant area. With catering kitchen and store rooms, ladies and gents w/cs, rear storage yard and access. A 2 bedroom bungalow for managers/staff accommodation. Beer and dining patio to the front and car park.

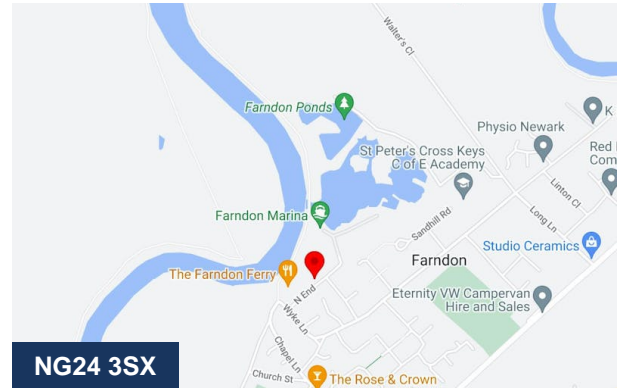
| Name | sq ft | sq m | Availability |
|--|--------------|---------------|--------------|
| Building - Ground floor Riverside Restaurant with 2 bed bungalow | 3,077 | 285.86 | Available |
| Total | 3,077 | 285.86 | |

Viewings

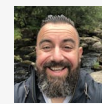
Viewing is strictly by prior appointment with the agents P & F Commercial Tel:01664 431330 or office@pandfcommercial.com

Terms

Offer For sale freehold subject the the current tenant.



Viewing & Further Information



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