



## The Thatch Restaurant

26 High Street, Bottesford, Nottingham, NG13 0AA

**Stunning Thatched Restaurant  
Business with letting rooms - for  
sale leasehold**

**Premium £90,000**

**4,000 sq ft**  
(371.61 sq m)

- Rental £37,000 per annum no vat
- 4 en suite letting bedrooms
- Car parking for circa 14 cars and beer garden to the rear
- Multiple trading areas including separate cocktail bar
- Currently trading successfully. Genuine reason for sale.

# The Thatch Restaurant, 26 High Street, Bottesford, Nottingham, NG13 0AA

## Summary

Available Size	4,000 sq ft
Passing Rent	£37,000 per annum
Premium	£90,000
Rateable Value	£23,500
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Listed building

## Description

A Grade II listed detached Thatched roof building with rendered elevations. Parking to the front and side, with landscaped rear garden.

The trading areas are set out over the ground floor and offering in excess of 75 covers - with separate cocktail bar and reception area.

4 en suite letting rooms on the first floor - the first floor has its own external access.

## Location

The Thatch Restaurant is located in Bottesford Village, which is located between Nottingham and Grantham via the A52. 8 miles to the East is Grantham with access to the A1 and to the West is Nottingham (11 miles) with access to the A46 - Connecting Lincoln to Leicester, North to South.

## Accommodation

The accommodation comprises the following areas: Main entrance and lounge area - with side bar (store room) 3 main restaurant rooms - 75 plus covers in total Cocktail bar with bar servery and sofa style seating - access to beer garden 4 en-suite letting rooms Car park and beer garden

Name	sq ft	sq m	Availability
Building - Ground and first floor space with garden	4,000	371.61	Available
<b>Total</b>	<b>4,000</b>	<b>371.61</b>	

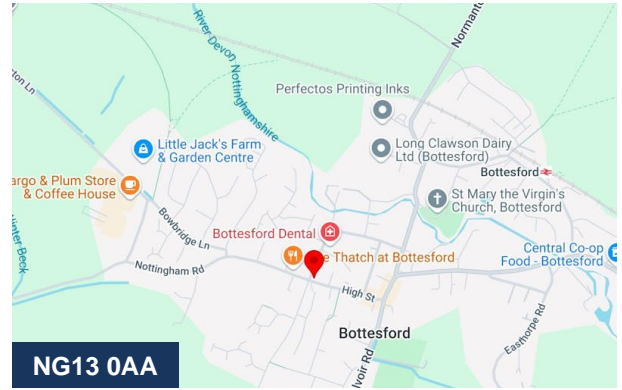
## Viewings

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

## Terms

The business is being sold as a going concern with an asking price of £90,000 to include goodwill and fixtures and fittings. Tupe will apply to staff to transfer with the business along with any relevant licences. Stock will be in addition and sold at value on the day of change over. The current passing rent is £37,000 No VAT.

The lease was originally 20 years with circa 19 remaining. The roof is excluded from any repair obligations on the tenant.



## Viewing & Further Information

**Ben Freckingham**

01664 431330 | 07949 836526

[ben@pandfcommercial.com](mailto:ben@pandfcommercial.com)

