



The Grove Public House, 273 Castle Blvd, Nottingham, NG7 1HA

Ground Floor only of the former Grove Public House in a prime, main road, location. Full refurbishment required of the 2,400 Sq Ft of open plan space and would suit Restaurant or Retail use. Current licencing hours 2am Monday to Thurs - 3 am Fri & Sat - 1am Sun. Upper floors planned for residential redevelopment.

All leasehold enquiries considered. Rent guide £40,000 per annum plus vat. Incentives available whilst surrounding development works continue.

Rent £40,000 pax Ground Floor Only

Location

The property is located in the Nottingham suburb of Lenton, on Castle Boulevard/Lenton Boulevard and Abbey Bridge roundabout. Well situated close to the Nottingham ring road, providing good access to Junctions, 24, 25 & 26 of the M1 motorways via A453, A52, and A610 respectively. Close to Castle Marina and Castle Boulevard shopping/retail park and Queens Medical Centre. The property is surrounded predominantly by residential dwellings, with a range of commercial amenities to include shops, restaurants and convenience store.

Property Description

The demise will be set over the ground floor of the former Grove public house and will comprise approximately 223 Sq m (2,400 Sq ft).

The property will require a full refurbishment by the incoming tenant, some landlord works will form part of the overall conversion and development.

Planning is being sought for 40 student bedrooms to the upper floors.

Accommodation

Open plan space on the ground floor. The space will need to be configured to suit the operator to include kitchen, w/c's, staff welfare facilities and other ancillary space as required as the outlet will need to be self-contained with no use of upper floor space.

Services

We are advised that all mains services are connected to the property. These services have not been inspected or tested by the agent.

Terms

Offered for let on a 10-year - fully repairing and insuring lease. Specific Terms negotiable

Passing rent of £40,000 plus vat per annum.

Rates

According to the valuation office agency website the Grove doesn't have a current listing for its rateable value. The property will need to be re rated when a tenant takes occupation. Interested parties are advised to make their own enquiries.

VAT

We are advised that VAT will be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.

Legal Costs

Both Parties will be responsible for their own legal costs.

Viewing

Viewing is strictly by prior appointment via the sole agents Moores Commercial Tel: 01664 431330 or via email office@moorescommercial.com

Parking

No parking with the property although permit parking is available on the surrounding side streets.



Contact Details

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Important; we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.