



The Parlour, West Bridgford, Nottingham, NG2 6AP

A3 GIN AND COCKTAIL BAR to let in sought-after West Bridgford

£175,000 premium to include goodwill and fixtures and fittings

Annual turnover in the region of £300,000 per annum (Gross)

Rent £37,500 + VAT (£45,000 inclusive)

Circa 10 years remaining of new lease



Location

The property is perfectly positioned on Bridgford Road, opposite Bridgford Park, 2 miles south of Nottingham City Centre. 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 Race track.

Property Description

Located on the ground floor and basement level of a 3 storey property. The property is mid terrace with a pitched tiled roof with bin storage and fire escape access to the rear. The residential apartments above are not included in the lease. To the front the property and business benefits from a wall enclosed courtyard.

Accommodation

The accommodation is set out over the ground floor and basement level this comprises: -

- * Open plan ground floor trading area with servery and bar area
- * Bar area leading to the rear of the property with cellar storage and rear fire escape
- * The basement level is used for the ladies and gents w/c's with baby change area

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

The lease has just been re-agreed and offers circa 10 years left. The incoming tenant will be expected to provide 3 months' rent deposit and adequate guarantees to the landlord. The lease is fully repairing insuring with an annual rent of £37,500 Plus VAT. Ingoing premium of £175,000 to include goodwill, fixtures and fittings and any licence to transfer.

Rates

Tenant is responsible for the Business Rates. We understand the rateable value is £26,500 according to the valuation agency office website. Any prospective purchaser should make their own enquiries as to the rates payable by contacting the local authority.

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, major car parks are located within a short walk from the business.

Other

Finance may be available through Independent Financial Brokers and Moores Commercial would be pleased to make an introduction for you. The Brokers are completely Independent of Moores Commercial and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details.



Contact Details

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