

Restaurant Premises Gunthorpe

80 Main Street, Gunthorpe, Nottingham, NG14 7EU

To let on a new lease: £59,950 pax



- Former Italian Restaurant, Lounge Bar and Wedding Venue
- Attractive location close to the banks of the River Trent
- Adjacent to Tom Browns Brasserie and close to The Bridge and Bayleaf
- Lounge Bar, catering kitchen, WC's, cellarage and stock rooms
- Includes three bedroom Managers accommodation above

Location

The property is situated by this picturesque section of the River Trent, close to a number of highly regarded restaurants including Tom Browns Brasserie, The Unicorn, The Bridge and Bayleaf and Biondi. With its prominent frontage to Main Street close to the bridge crossing and bypass road (A6097), the property is only a few miles from the main A46 dual carriageway and within easy reach of Nottingham City Centre.

Description

Comprising a former Italian Restaurant, Lounge Bar and Wedding Venue which includes 3 bedroom Managers living accommodation above.

The restaurant has approximately 68 covers to the well presented dining areas with additional Lounge Bar, customer WCs and a good sized catering kitchen, cellarage and stock rooms. The ground floor extends to approximately 3,500 sq ft.

The Manager's flat includes lounge, kitchen, bathroom, dining room leading through to the Master Bedroom (en suite) and 2 further bedrooms.

The former Aqua Lounge Bar and Function Room was previously used for wedding receptions, Christmas parties, birthdays and other private functions.

Outside is a decked area providing additional outside seating off the main entrance to the restaurant.

To the side and rear is a large car park with space for approximately 30 cars.

Accommodation

The ground floor provides a total floor area of approximately 325 sq m (3,500 sq ft).

Planning

The property has been used for many years as a restaurant, lounge bar and wedding venue with associated living accommodation. Interested parties should check their proposed use complies with the current planning permission with Newark and Sherwood District Council.

Lease

The property is available 'To Let' on a new lease for a flexible term of years to be agreed.

Rent

£59,950 pax exclusive payable quarterly in advance on the usual quarter days.

VAT

VAT will be payable in addition to the rent at the prevailing rate.

Business Rates

The Valuation Office Agency website confirms the property to have a rateable value with effect from 1st April 2017 of £56,000. Interested parties should make their own enquiries with the Business Rates department as to the annual rates payable.

Legal Costs

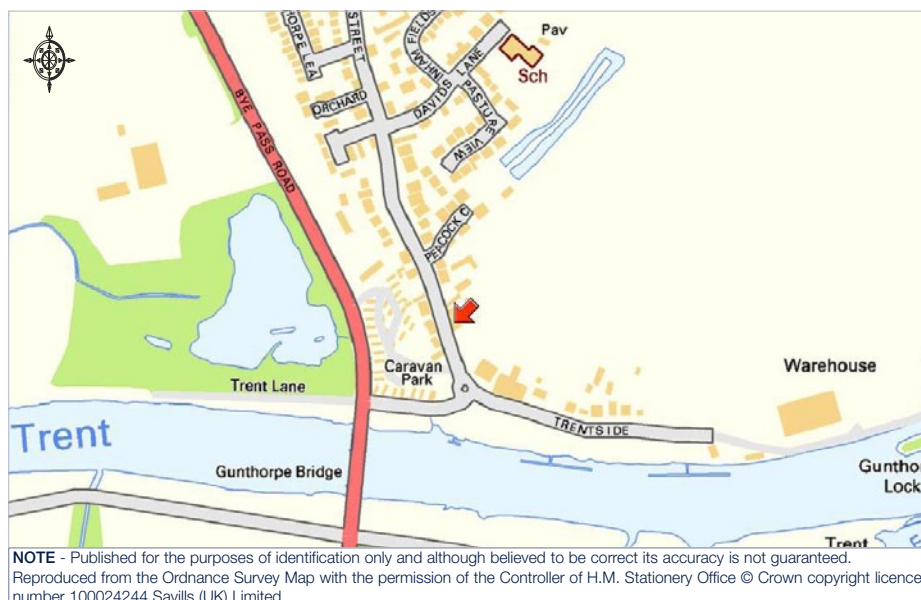
Each party is to be responsible for their own legal costs incurred in this transaction.

EPC

Energy Rating D

Viewing and further information

Strictly by appointment with the Sole Agents, Savills.



Important Notice

Savills, their clients and any joint agents give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
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Savills Nottingham
Enfield Chambers
18 Low Pavement
Nottingham
NG1 7DG

Victor Ktori
vktori@savills.com
+44 (0) 115 934 8171

Christine Thorn
cthorn@savills.com
+44 (0) 115 934 8152