



New Zealand Arms, 2 Langley Street, Derby DE22 3GL

Leasehold Pub To LET in Derby City
suburb location

£50k premium - £25k per annum rent +
VAT

Very well appointed pub + Owners
Accommodation

- Fully renovated community Public House To Let
- Derby Suburb
- Brand new kitchen equipment
- Owners/managers accommodation
- £25,000 per annum Rent
- Premium to include equipment - £50,000

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Summary

Premium - £50,000 to include all equipment
Rent - £25,000 per annum
VAT - Applicable
Business Rates - RV £15,500
EPC - 69 (C)
Legal Fees - Each party to bear their own costs
Deposit - 3 months

Description

The New Zealand Arms has recently undergone a full renovation, offering a brand new bar and restaurant area with games areas to include pool table and dart board. With the main central bar servery and immaculate bathroom facilities. The kitchen is fully equipped to cater for a full serviced food offering including a pizza oven, full extraction, range, friers, and fridges.

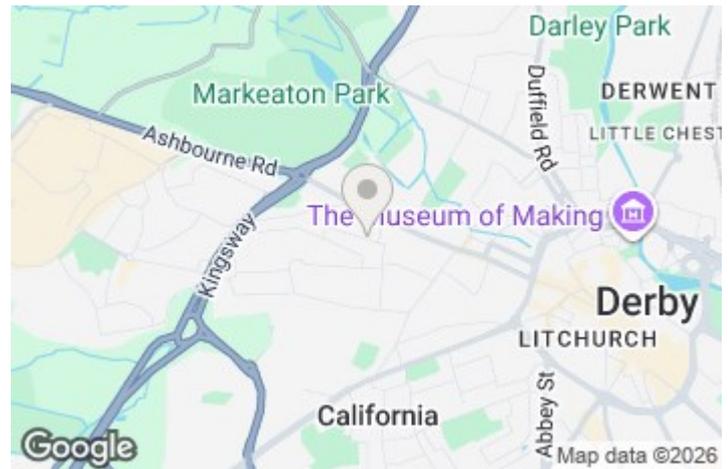
Owners accommodation on the first floor offering 2 bedrooms, living room, bathroom and kitchen area.

Location

The Property is located off Ashbourne Road (A52), close to the City Centre. Derby with an estimated population of 250,000 in the city and surrounding areas has extensive transport links with other areas of the country. The M1 motorway passes about ten miles (16 km) to the east of the city, linking Derby southwards to the London area and northwards to Sheffield and Leeds. Other major roads passing through or near Derby include the A6, A38, A50, A52 (Newcastle-under-Lyme to Mablethorpe, including Brian Clough Way linking Derby to Nottingham) and A61 (Derby to Thirsk via Sheffield and Leeds).

Terms

Offered for let on new lease terms - 5-years minimum -
Passing rent £25,000 per annum plus VAT
A premium for the trade inventory including fixtures and fittings of £50,000.
References and a 3 months rental deposit will be required by the landlord.
Tenants will be responsible for business rates and all utilities.
All licenses will be transferred.



Viewing and Further Information

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