



The Thatch Restaurant, 26 High Street, Bottesford Notts NG13 0AA

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

**Premium £35,000
Lease Rent £37,000 per annum**

4,000 sq ft

- Stunning Thatched Restaurant For Sale Leasehold
- Asking price £35k to include Fixtures and Fittings
- Passing rent £37,000 per annum
- 4 En-Suite letting bedrooms
- Large Village location

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Summary

Available Size - 4,000 sq ft
Passing Rent - £37,000 per annum
Premium - £35,000
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

Building - Ground and first floor space with garden 4,000 sq ft/ 371.61 sq m

Terms

The business is being sold as a going concern with an asking price of £55,000 to include goodwill and fixtures and fittings. The current passing rent is £37,000 No VAT.

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



Viewing and Further Information

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