



Hand & Heart, Derby Road, Nottingham NG1 5BA

Exceptional Nottingham Pub To Let

Lease premium £50,000
Rent - £35,000 + VAT

5 - year minimum term

- Iconic Nottingham City Centre Pub TO LET
- Very well presented turn key opportunity
- Premium - £50,000 for goodwill and fixtures and fittings
- Rent - £38,000 per annum
- Minimum 5 year lease on FRI Terms
- Character features and set within Nottingham Caves

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Summary

Tenure - Leasehold
Rent - £35,000
Premium - £50,000
VAT - Applicable
EPC - 54 (C)
Legal fees - Each party to bear their own costs
Rateable value - £36,000

Description

The Hand & Heart has been refurbished throughout and is in excellent condition. The property is set in the famous Nottingham Cave walls and offers rare features with many of the trading areas set within the cave environments.

With main entrance from Derby Road - leading to main bar area with bar servery, and a range of seating areas (40). A further seating/restaurant area with seating for 60 plus covers to the rear and ladies w/c's.

The cellar is located in the basement, whilst the kitchen and gents w/c's are on the 1st floor.

Location

The Hand & Heart is located on Derby Road, close to 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.

Terms

The property is offered To Let on new fully repairing and insuring terms. With minimum lease term of 5 years or longer if required.

The lease premium of £50,000 will include goodwill and fixtures and fittings and any license to be transferred.

Any stock will be purchased on completion at valuation.

Current passing rent is £35,000 per annum plus VAT, building insurance will be re-charged at cost.

3 months rental deposit and personal guarantees will be required.



Viewing and Further Information

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