

Thursday, 25 January 2024

RE: Newcastle Arms, Nuthall Road, Nottingham, Nottinghamshire, NG8 5DW

Due to a high level of interest and in order to bring this matter to a close, our client has given instructions to invite informal best bids from all interested parties.

If you wish to submit an offer, it should reach us in writing before midday on **Wednesday, 07 February 2024**.

The following information will be required if you wish to submit an offer:

- The name, address and contact details of the purchaser (if being bought through a company, please confirm the company's registered number and registered address).
- An offer in writing stating the amount you wish to pay for the property.
- Proposed timescales to exchange and complete contracts.
- Any conditions of the sale i.e. subject to contract, subject to survey, subject to valuation etc.
- How the property is going to be purchased i.e. fully cash funded, part bank funded etc.
- Clear and unambiguous proof of funding i.e. copy of a bank statement, letter from your solicitor confirming that you have the funds to proceed, an 'in principle' letter from your bank/funder confirming that they are willing to lend the funds.
- VAT is applicable on the sale of the property, so just confirmation that your offer is plus VAT.

In accordance with recent Money Laundering legislation for non-plc organisations we will require the full name, date of birth and details of the principle primary residence of the ultimate owner of the purchasing entity in order that requisite investigations may be undertaken.

Please note that our client is not obliged to accept the highest offer or indeed any offer.

**FOR SALE FREEHOLD – GUIDE PRICE: £475,000 PLUS VAT
NEWCASTLE ARMS, NUTHALL ROAD, NOTTINGHAM,
NOTTINGHAMSHIRE, NG8 5DW**



- Substantial property in a prominent location fronting the busy A610 Nuttall Road
- Daily traffic flow of over 35,000 vehicles passing the site
- Potential for around 100 internal covers
- Plot size of circa 0.338 of an acre
- The property will appeal to local licensed operators, retailers, developers and investors
- Alternate use potential, subject to obtaining the necessary consents

Location

The Newcastle Arms is located on the edge of Old Basford and Aspley, occupying a prominent corner position fronting Nuthall Road (A610), which runs from the M1 interchange into the city centre, and Basford Road. This is a busy roadside location and the 2022 daily traffic flow demonstrates over 35,000 vehicles passing the site. Nearby properties include residential dwellings, retail premises and take aways.

Property Description

The Newcastle Arms is a two storey detached property of mainly brick construction under a slate roof, with later single storey additions.

Accommodation

The ground floor comprises of a two trade room bar and lounge operation both of which have their own central serveries. The main bar has an area which was previously used as a games room for pool and darts. Internally the pub has the potential for around 100 covers.

Ancillary areas include two sets of customer WC's, disabled WC, catering kitchen, basement beer store and various storage areas.

The private accommodation is situated on the first floor and comprises 4 bedrooms, lounge, domestic kitchen, separate WC and bathroom.

Externally there is a trade patio to the front which accommodated 5 picnic benches when the pub was trading. There was previously an additional trade patio to the rear of the pub for 6 picnic benches and a smoking solution. The pub has a car park for circa 20 cars.

The property's Gross Internal Area is around 4,096 sq ft and it sits on a plot size amounting to circa 0.338 of an acre.

The site is likely to be of interest to local & regional public house and restaurant operators, retailers, property investors and developers.

Tenure

It is held on two titles - NT228641 and NT72029. An indicative site plan is included on Page 4.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. For further information please contact the local authority.

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence. The licensing hours permit the sale of alcohol as follows:

Monday to Saturday	10:00 am to 12:00pm
Sunday	10:00 am to 11:00pm

Fixtures & Fittings

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £18,000 with effect from 1st April 2023. Small business rate relief might apply to this property. The domestic accommodation is within Band A for Council Tax purposes.

VAT

VAT is applicable on the sale of the property.

EPC

The property has an EPC rating of Band D. A copy is available upon request.

Virtual Tour

<https://my.matterport.com/show/?m=xE7xVc4VtJy>=1&ts=1&help=1>

Viewings

All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Enquiries



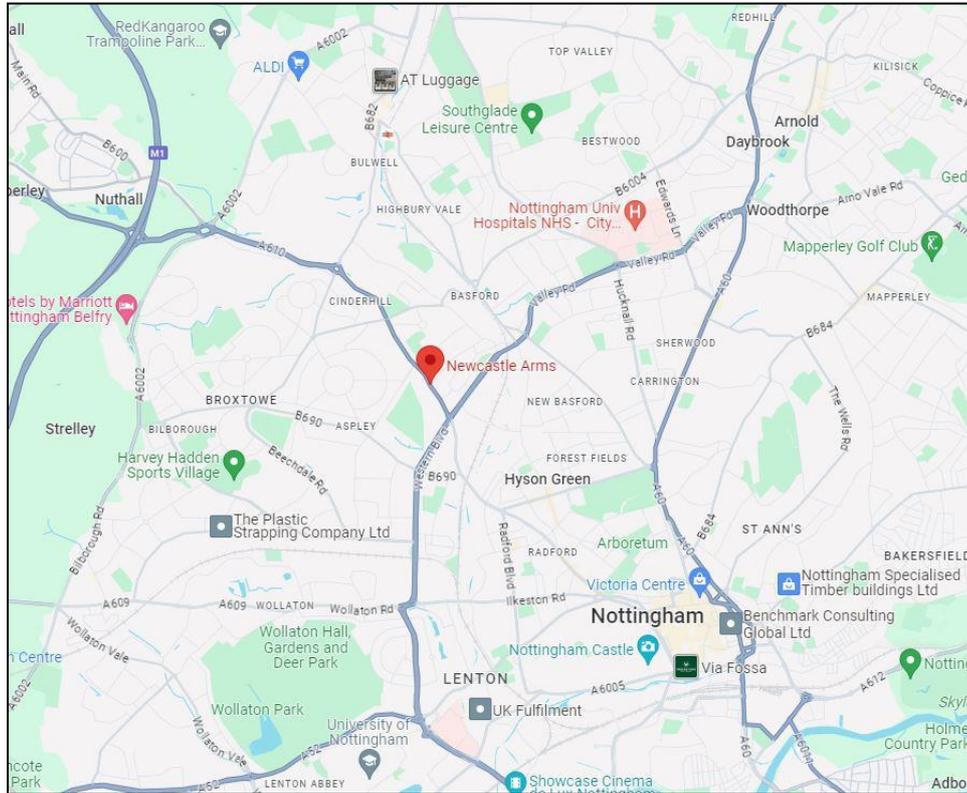
Contact: George Walker
Tel: 07359 213606
Email: george@wtscommercial.co.uk



Contact: Richard Tole
Tel: 07917 088 221
Email: richard@wtscommercial.co.uk

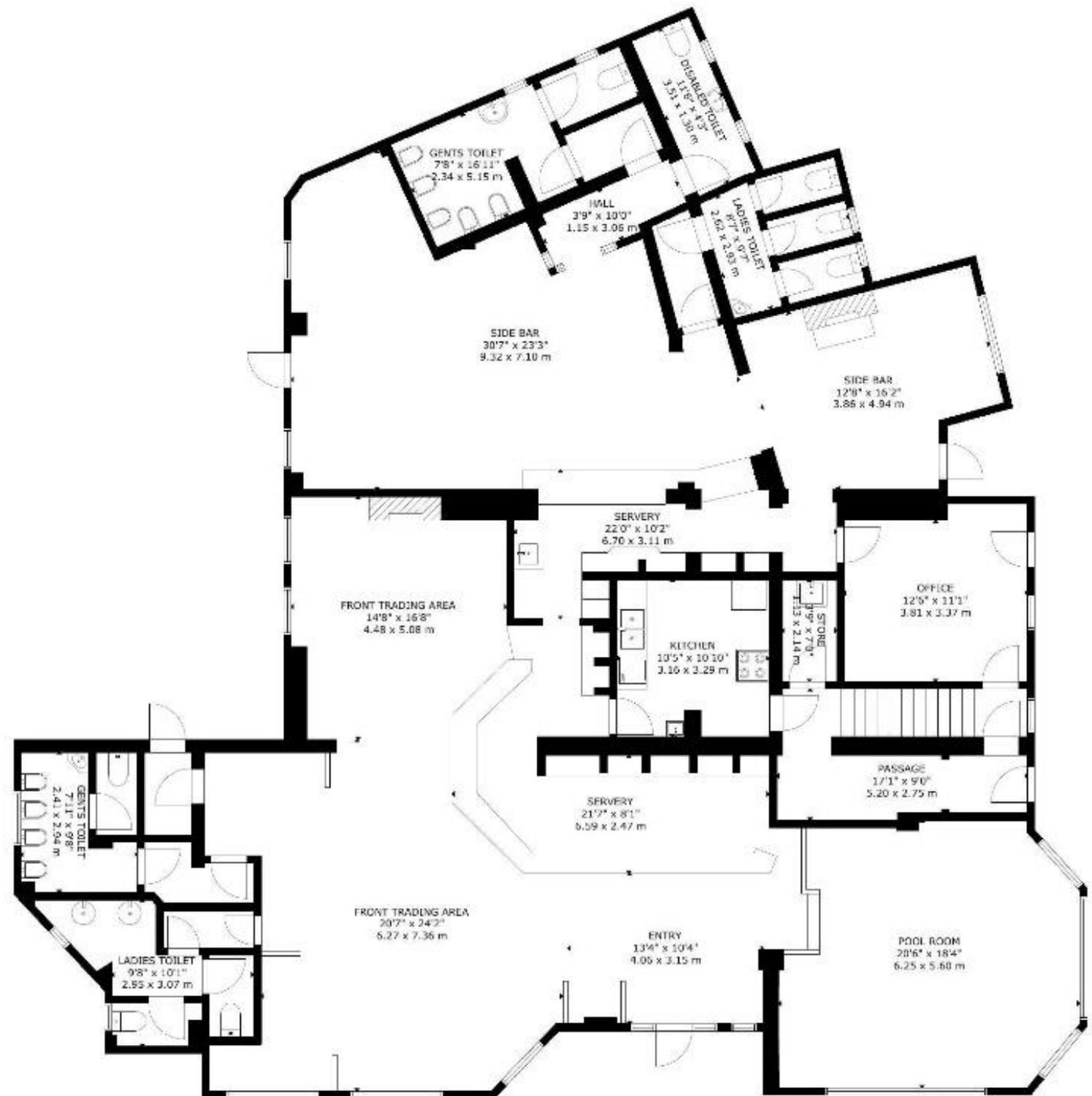


Location Plan

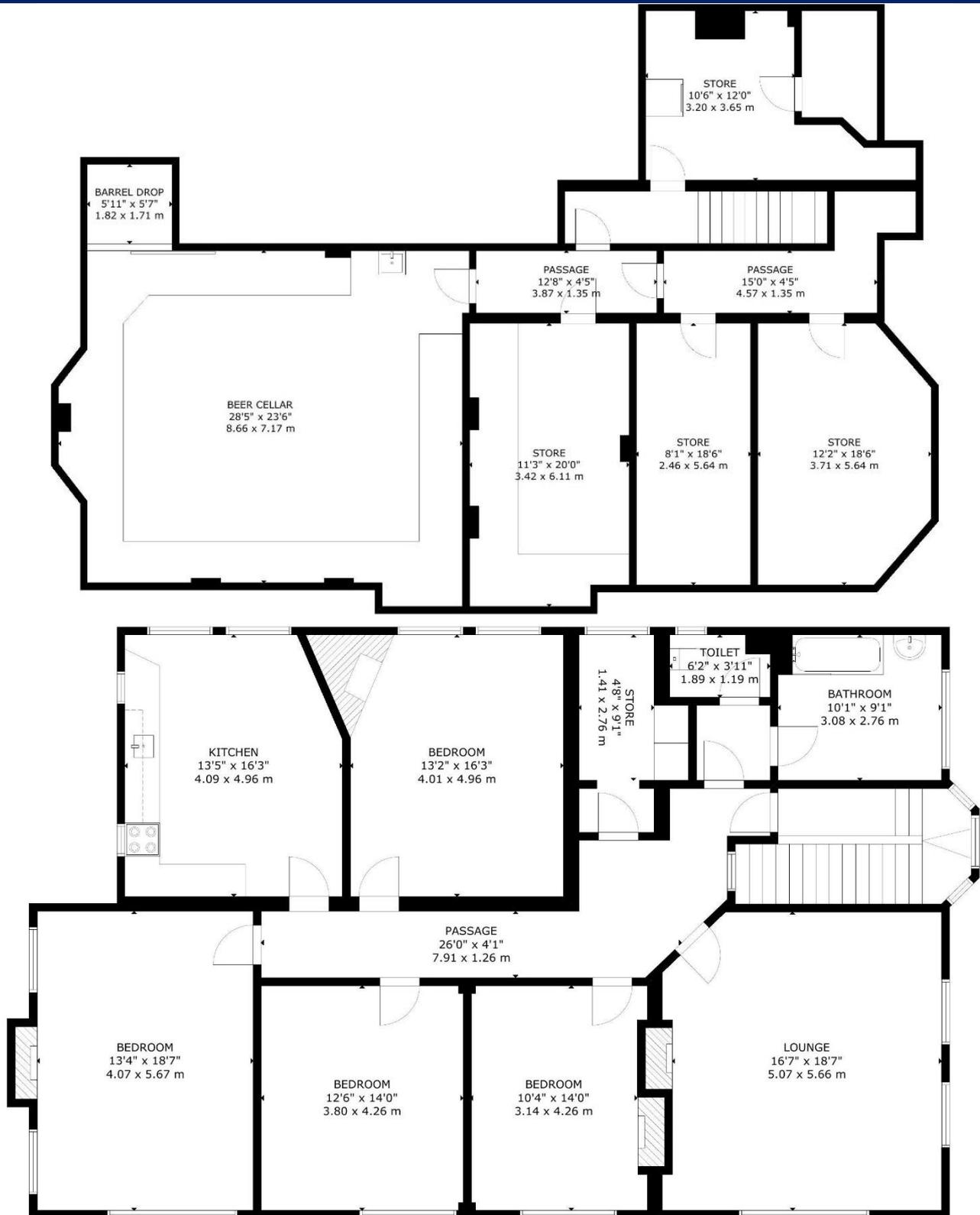


Site Plan





GROSS INTERNAL AREA
TOTAL: 664 m²/7,143 sq.ft
BASEMENT: 163 m²/1,753 sq.ft. GROUND FLOOR: 322 m²/3,469 sq.ft
FIRST FLOOR: 179 m²/1,921 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.

Our Services & Offices

