

**FOR SALE FREEHOLD – GUIDE PRICE: £795,000 + VAT
PLANK & LEGGIT, TAMWORTH ROAD, SAWLEY,
NOTTINGHAM, NG10 3AD**



- Prominent detached licensed restaurant fronting A6005 Tamworth Road, within 2 miles of the A50 and junction 24 of M1
- Adjacent to Sawley Marina and close to Pride Lake fisheries and Trent Lock Golf and Country Club
- Good sized internal trading areas which can accommodate around 130 covers
- Extensive site area of c. 2.4 acres with parking for 130 vehicles
- The property will appeal to local and regional public house and restaurant operators
- Alternate use potential, subject to obtaining the necessary consents

Location

The Plank and Leggit is located to the south of the well-connected village of Sawley, positioned between Long Eaton and Castle Donington, benefiting from excellent transport links via the A453, A50 and Junction 24 of the M1 to both Derby and Nottingham catchments.

The property itself occupies a prominent roadside position on the A6005 Tamworth Road, adjacent to Sawley Marina and close to Pride Lake fisheries and Trent Lock Golf & Country Club.

The wider area includes major employment hubs such as East Midlands Gateway and East Midlands Airport, with neighbouring settlements including Breaston (approximately 2 miles north), Castle Donington (around 4 miles southwest) and Kegworth (roughly 5 miles south).

Property Description

The property comprises a mainly two-storey detached public house of brick construction beneath a series of pitched tiled roofs. Additionally, there is an attached single storey building under a tiled roof which is currently operated as a Wacky Warehouse soft play.

Accommodation

The ground floor comprises a series of interlinking trading areas arranged around a centrally positioned L-shaped bar servery, with an informal drinking area and more formal dining spaces throughout the remainder. The pub can accommodate in the region of 130 covers. Additionally, there is a separate large Wacky Warehouse soft play area.

Ancillary accommodation includes ladies and gents WC's, accessible WC, commercial catering kitchen, walk in chiller and freezer, ground floor beer store, staff room, staff WC and various storage areas.

The first floor provides a 3 bedroom manager's accommodation, including a manager's office. Additionally, there is a separate one bedroom flat.

Externally, the property benefits from a well presented trade terrace for around 40 covers, smoking solution and an external play area and beer garden. There is car parking for around 130 vehicles.

The property's total GIA is approximately 10,942 sq ft and it sits on a plot size of c. 2.409 acres.

Tenure

Freehold. The property is held under Title Number LT284079 and the Title Plan is included on page 5.

Planning & Development

We have made enquiries with the local authority and can confirm the property is not listed or within a conservation area. The site is located within Flood Zone 3. For further information please contact the local authority.

Services

We understand the property is connected to main water and electric. Gas is supplied by LPG tanks for central heating and commercial kitchen appliances. We understand the property is not on mains drainage and there is a septic tank for all waste water.

Premises Licence

It is understood that the property currently possesses a Premises Licence.

Fixtures & Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Stock in Trade

The stock in trade is to be purchased additionally and at valuation to include dry and wet stocks and trade glassware.

TUPE

TUPE regulations may apply.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £73,000 with effect from 1st April 2026. The domestic accommodation is within Band A for Council Tax purposes.

VAT

VAT is applicable on the sale of the property. VAT may not be applicable if the purchase is structured as a qualifying TOGC.

EPC

An EPC has been requested.

Virtual Tour

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

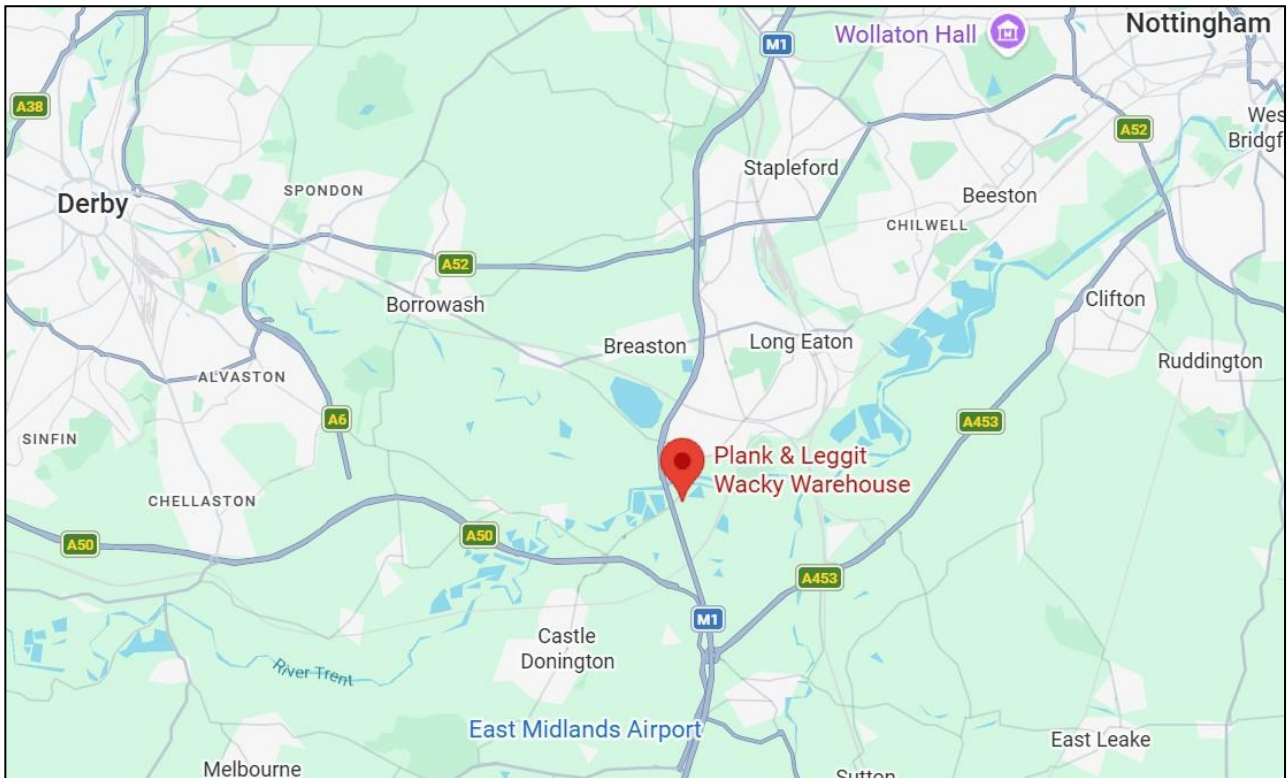


Contact: Richard Tole
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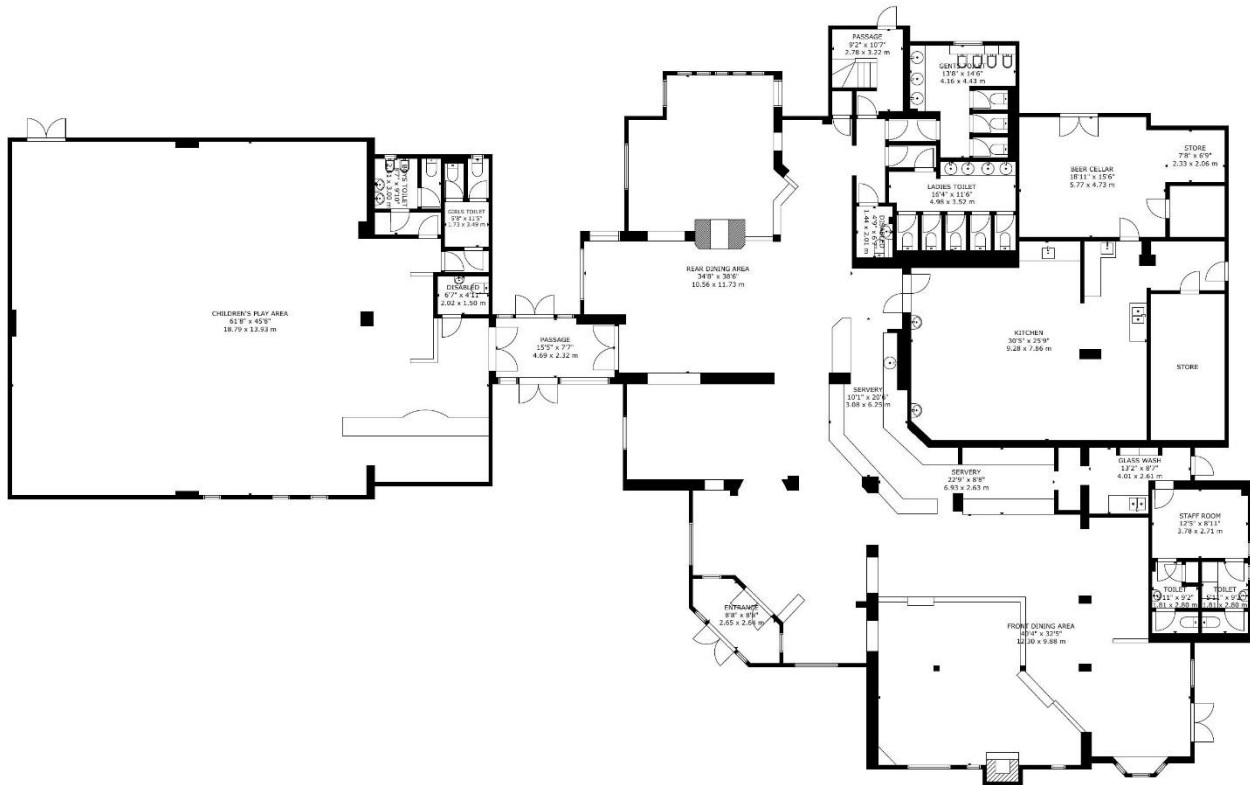


Location Plan



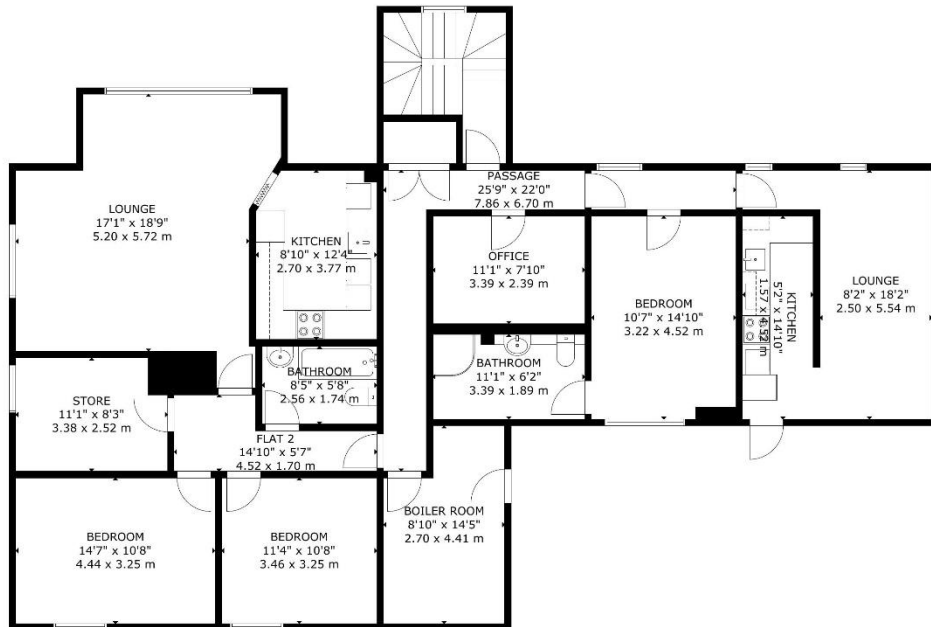
Site Plan





GROSS INTERNAL AREA
TOTAL: 1,017 m²/10,942 sq ft
GROUND FLOOR: 837 m²/9,005 sq ft, FIRST FLOOR: 180 m²/1,937 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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FIRST FLOOR

Important notice

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Our Services & Offices

