

FOR SALE FREEHOLD - OFFERS IN EXCESS OF £1,000,000 + VAT
NOTTINGHAM KNIGHT, LOUGHBOROUGH ROAD,
RUDDINGTON, NG11 6LS



- Prominent location just off the A52/A50 Nottingham Knight roundabout, with c. 64,000 daily traffic flows
- Located close to the affluent villages of Ruddington and Edwalton, to the south of Nottingham city centre
- Total GIA approx. 12,147 sq ft on a c. 1.12-acre plot (excluding Premier Inn title)
- The property will appeal to local and regional public house and restaurant operators
- Alternate use potential, subject to obtaining the necessary consents

Location

The Nottingham Knight PH occupies a prominent roadside position fronting the Nottingham Knight roundabout, close to the affluent villages of Ruddington and Edwalton. The site lies 2 miles south of Nottingham city centre and provides easy access to the M1 and East Midlands Airport along with Nottingham city centre.

The pub/restaurant shares the site with the Nottingham South Premier Inn and is also well located to service Nottingham Southern Cemetery & Wilford Hills Crematorium and Ruddington Grange Golf Club.

Property Description

The property is a three-storey detached public house, featuring cream-coloured rendered elevations beneath a red-tiled pitched roof, with a range of single storey side extensions.

Accommodation

The ground floor comprises a series of extensive, interlinking trading areas arranged around a central bar servery with a number of discrete dining zones and a small function room.

Ancillary accommodation includes ladies', gents' and accessible WCs, a substantial commercial catering kitchen with adjoining food-prep areas, a cold store, basement cellerage and other store rooms.

The office and a range of further storage and service rooms are located on the first floor, which could potentially be converted into an additional flat.

The private accommodation is located on the first and second floors which are currently configured as three flats, as shown in the floor plans below.

Externally, the property benefits from a large trade terrace and extensive landscaped garden areas providing significant outdoor seating capacity. The site also includes a substantial car park accommodating c. 65 vehicles (excluding the Premier Inn lease car parking).

The property's total GIA is circa 12,147 square feet and it sits on a plot size amounting to around 1.12 acres (excluding the Premier Inn title).

Tenure

Freehold. The property is held under Title Number NT252358 and the Title Plan is included on page 5. Part of the site is let to Premier Inn Hotels Limited on a 999 year lease at a peppercorn rent expiring in 24/03/3003. Further details are available on request.

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.

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

Stock in trade and unbranded glassware will be purchased at valuation upon completion.

TUPE

All staff are to transfer under the TUPE regulations. A staff schedule will be made available to seriously interested parties.

Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £70,000 with effect from 1st April 2026.

VAT

VAT is applicable on the sale of the property.

EPC

An EPC has been requested.

Virtual Tour

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

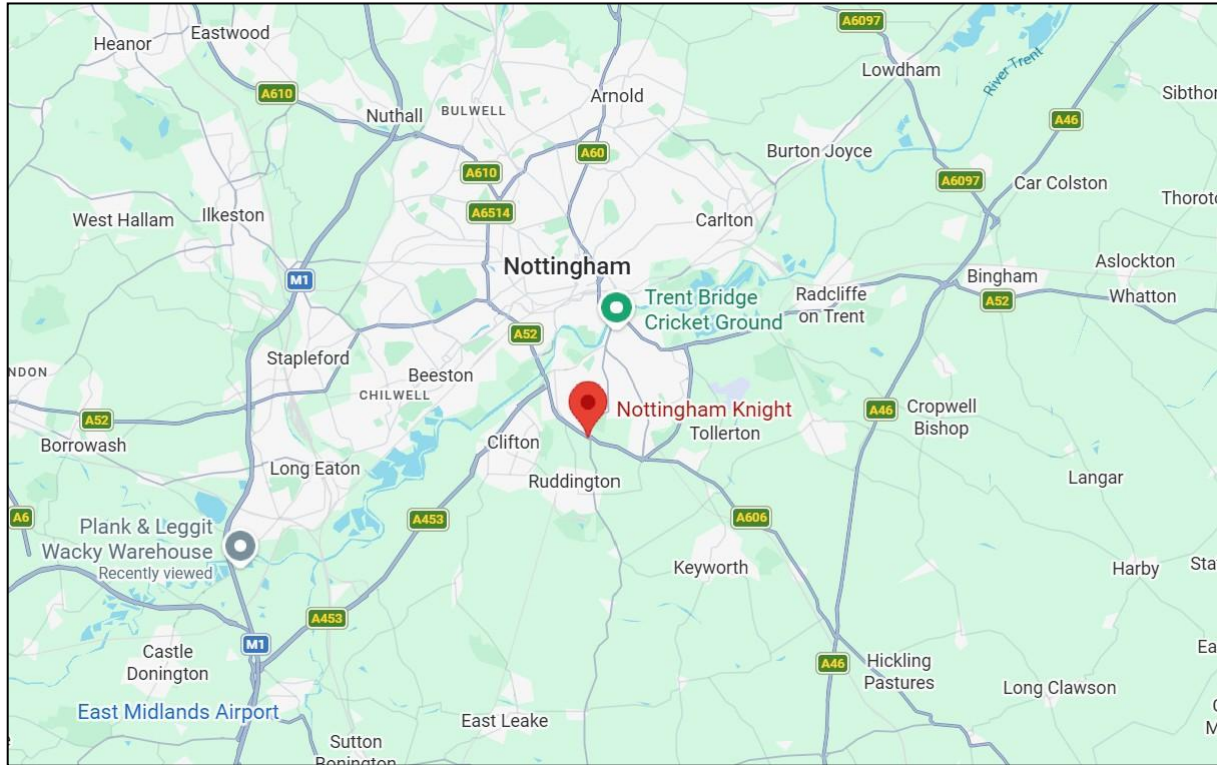


Contact: Richard Tole
Tel: 07917 088 221
Email: richard@wtsccommercial.co.uk

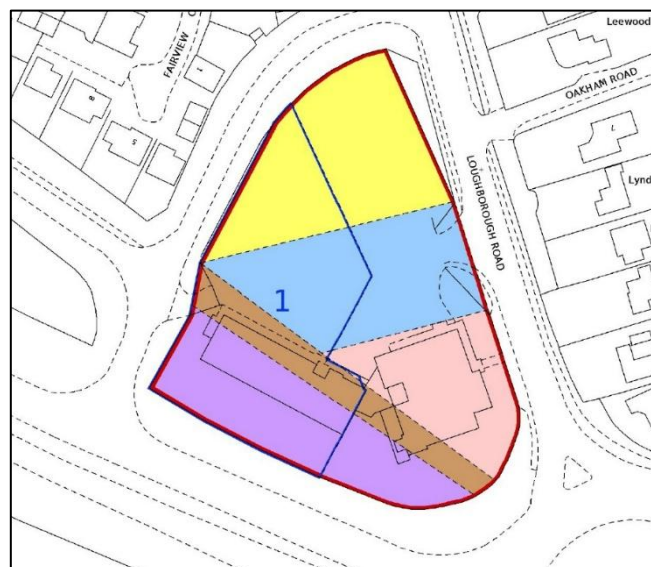




Location Plan

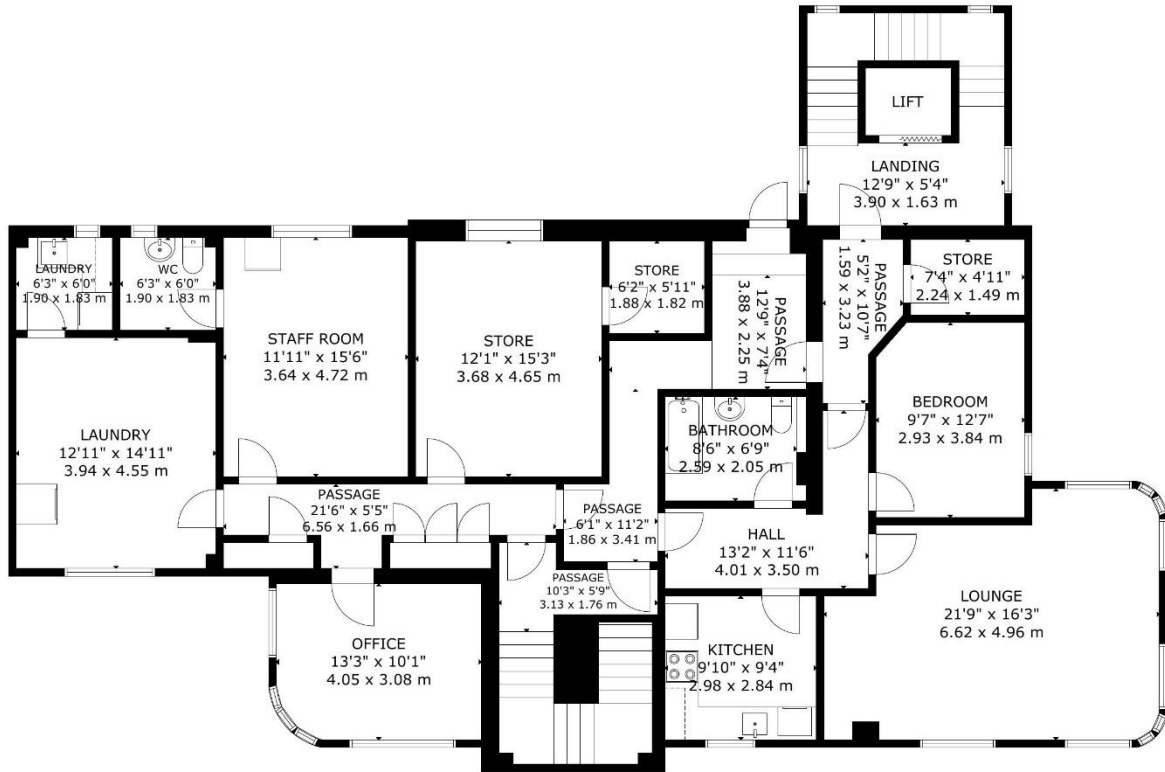


Site Plan (the area outlined blue numbered 1 falls within the Premier Inn lease demise)



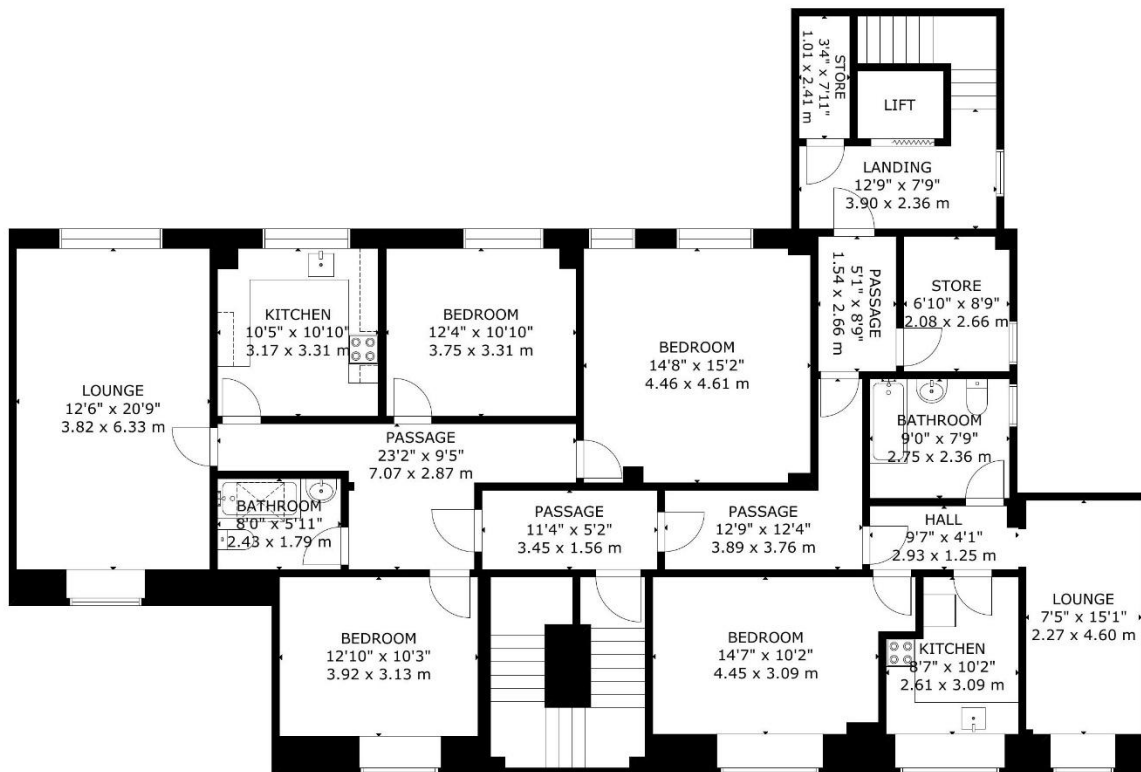
Important notice

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GROSS INTERNAL AREA
TOTAL: 1,129 m²/12,147 sq.ft
BASEMENT: 90 m²/966 sq.ft, GROUND FLOOR: 613 m²/6,596 sq.ft
FIRST FLOOR: 211 m²/2,274 sq.ft, SECOND FLOOR: 215 m²/2,311 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FIRST FLOOR



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SECOND FLOOR

Our Services & Offices

