



HOLE IN THE WALL, NOTTINGHAM NOTTINGHAM, NG1 4EZ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,000

CALL 01244 321 171 FOR MORE DETAILS

DESCRIPTION

The Hole in the Wall is located within a mile of the heart of Nottingham City Centre and is surrounded by residential and student accommodation. Nottingham Trent University is within walking distance as well as Nottingham Shopping Centre with all major retail stores. There are great transport links with the A60 within 500 yards leading to access to the M1 connecting to Sheffield and Leicestershire.

Pub Layout

The pub has a large open plan trading area with a long single bar serving to the right of the entrance. It is currently decorated with a music theme, with wooden flooring throughout and a mixture of fixed and loose seating with a tiled service area. There is a small enclosed snug area tucked away behind the entrance for more cosy drinking, and to the left of the pub there is a sports area housing a pool table and darts oche. Through the sports area there is access to the external drinking patio with outdoor seating.

TRADING STYLE

The planned refurbishment will give a new, fresh look to this traditional community pub, and will provide improved facilities for both existing and potential new customers. Regularly rotating cask ales, pub sports teams and live sports coverage will continue to be a focus, along with a regular, varied entertainment programme. An opportunity exists for the development of a small back-bar food offer to supplement the drinks trade.

ACCOMMODATION

Private Accommodation

The private accommodation on the first floor consists of three bedrooms, lounge, kitchen and bathroom. There is additional accommodation with external access on the 2nd floor, with four more good sized bedrooms, lounge, shared bathroom and kitchen.

FINANCIAL

Annual Rent: £10,200

Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater

Working Capital: £3,000

Stock: £4,000

Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.

Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.

For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

Admiral Taverns are looking for a business orientated individual or couple with the ambition and skills to further develop this well established and respected pub. You will need good social, marketing and networking skills to further develop the offer and online marketing presence to attract and retain a wider range of customers. We will encourage the licensee to be involved at every stage of the refurbishment process.



Sports Driven



Community
Local



Food
Preparation
Area



3+ Private
Bedrooms



Cask Ale



Live Music



Sports Teams



Beer Garden