

Newark-on-Trent - The Roaring Meg, 117 Barnby Gate NG24 1QZ
Freehold Large Public House Investment



BLUE ALPINE

PROPERTY CONSULTANTS



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Freehold Large Public House Investment



Investment Consideration:

- Purchase Price: £330,000
- Gross Initial Yield: 7.88%
- Rental Income: £26,000 p.a.
- VAT is NOT applicable to this property
- Comprises public house with restaurant and beer garden at ground floor
- Includes function room and 3/4-bedroom residential accommodation at first floor
- situated in a primarily residential area within 10 min walk from Newark Town Centre.
- Occupiers nearby include Co-Op Food, Hairdresser, takeaway and others.



Tenancies and Accommodation:

Property	Accommodation	Lessee & Trade	Term	Current Rent £ p.a.	Notes
The Roaring Meg (Ground & First Floor)	Ground Floor: Bar, dining area, play area, kitchen, beer garden, wc's First Floor: Function room with bar, 3/4 bedrooms, bathroom	Hidden One Ltd (with personal guarantee)	6 Years 11 Months from 20 December 2024	£26,000*	Note 1: FRI Note 2: Rent review on 20.12.27 and 20.12.30 open market upward only Note 3: Tenant option to determine on 20.12.27 with min 3 months notice Note 4: Deposit held of £5,000 Note 5*: Tenant pays reduced year for the first year of £23,920 p.a. Vendor will top up rent until 20.12.25 so the buyer receives £26,000 p.a. from completion
Total				£26,000	

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Property Description:

Comprises large public house at ground floor with function room and residential accommodation at first floor, providing the following accommodation and dimensions:

Ground Floor: Bar, dining area, play area, kitchen, beer garden, wc`s

First Floor: Function room with bar, 3/4 bedrooms, bathroom

Total area size: 495 sq m (5,328 sq ft)

Tenancy:

The property is at present let to Hidden One Ltd (with personal guarantee) for a term of 6 Years 11 Months from 20th December 2024 at a current rent of £26,000* per annum and the lease contains full repairing and insuring covenants. Rent review on 20.12.27 and 20.12.30 open market upward only. Tenant option to determine on 20.12.27 with min 3 months notice. Deposit held of £5,000.

** Tenant pays reduced year for the first year of £23,920 p.a. Vendor will top up rent until 20.12.25 so the buyer receives £26,000 p.a. from completion.*



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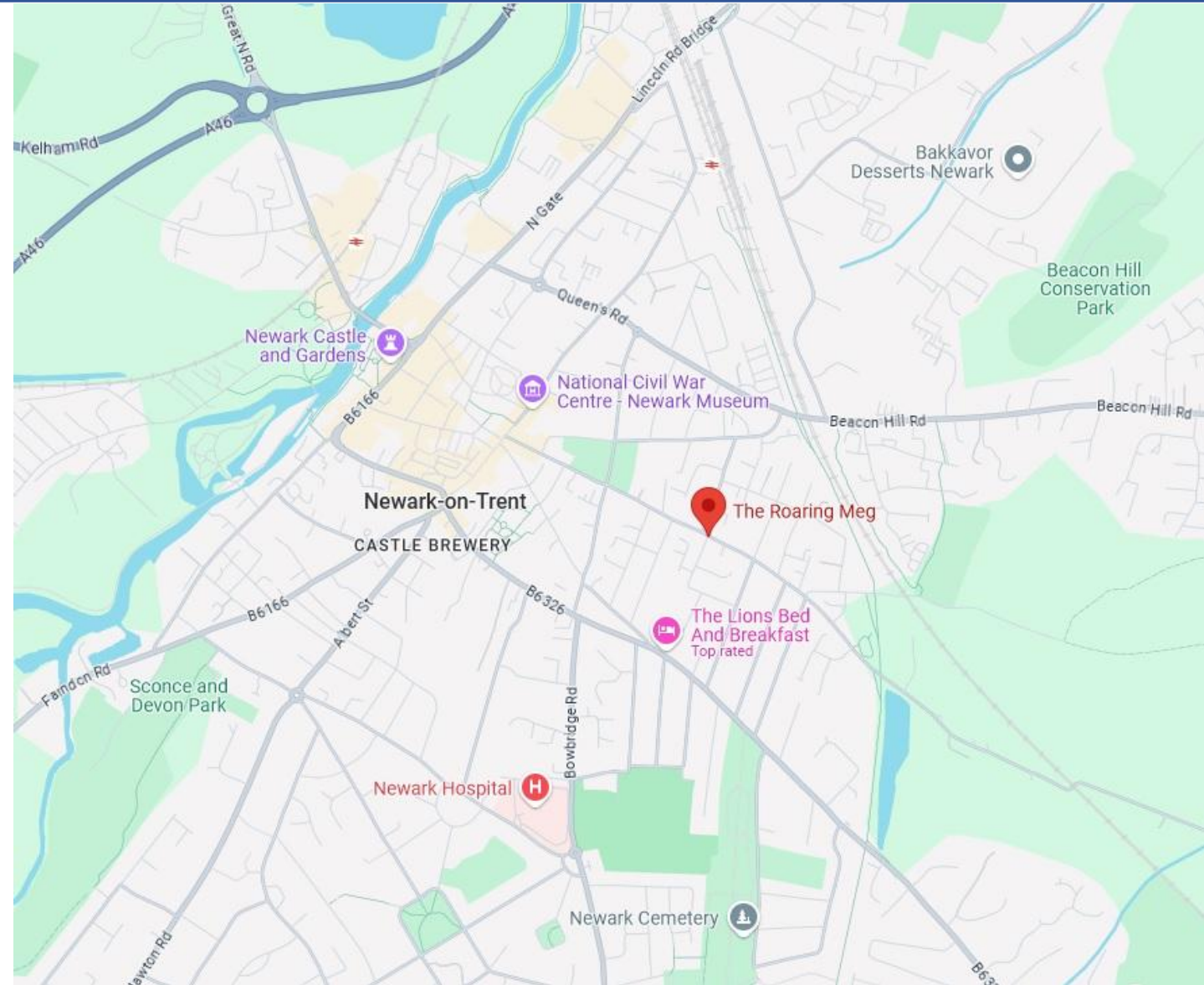
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Location:

Newark is a market town located 29 miles east of Nottingham City Centre and 39 miles from to the south-east of Sheffield. The town comprises national and regional retailers and is regarded as an affluent town with several historical building. The property is situated in a primarily residential area within 10 min walk from Newark Town Centre. Occupiers nearby include Co-Op Food, Hairdresser, takeaway and others.



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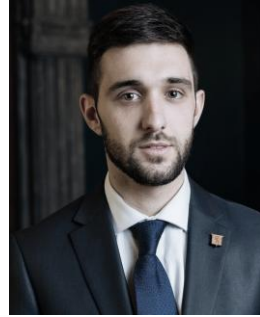
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Contacts:

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