



Royal Oak

9 Main Street, East Bridgford, Nottinghamshire NG13 8PA

Tenure

Leasehold

Price

£85,000

- Delightful Nottinghamshire village
- Extremely well presented throughout
- Splendid grassed beer garden
- Very healthy sales (£632,854 y/e March 2025)
- Four bedroom private quarters



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Location

The Royal Oak lies at the heart of the attractive and desirable village of East Bridgford.

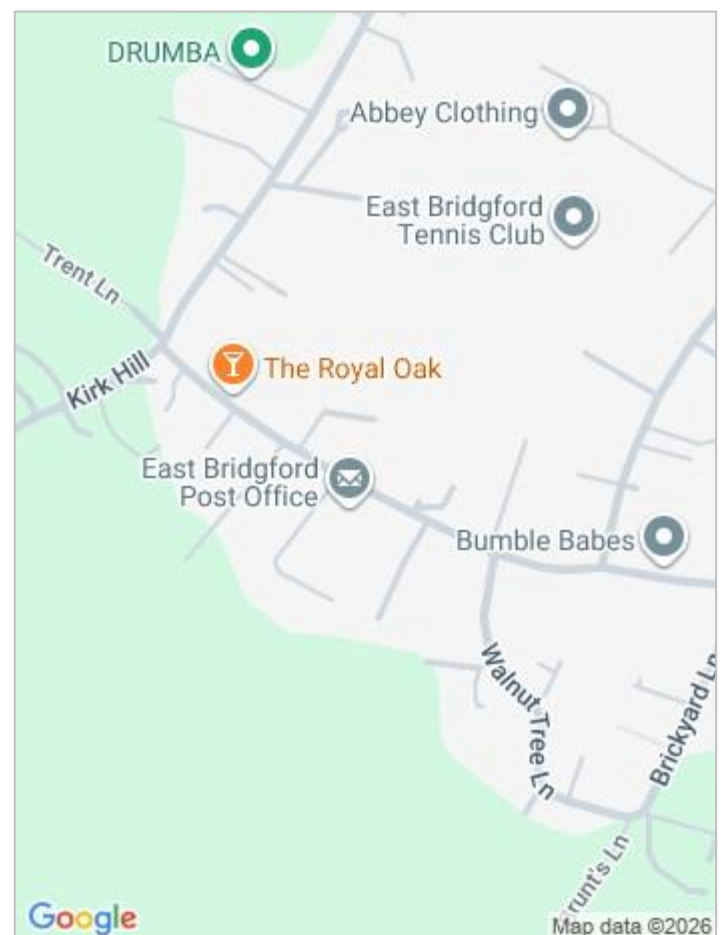
Lying off the A6097 Bridgford Road and between the River Trent to the West and the A46 Fosse Way to the East, the village is around 11 miles North East of Nottingham City Centre, making it a perfect combination of village pub and destination venue.

Description

An attractive and deceptively large property of two-storey brick built construction which is white wash rendered to all elevations and lies beneath a pitched tiled roof.

The property extends at single storey level to the rear.

To the right hand side is a large grassed beer garden and skittle alley, whilst there is car parking to either side with space for around 22 vehicles.



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Trade

The Royal Oak offers the enviable mix of being a true village pub but also a desirable destination venue.

It is also extremely well presented both externally and internally.

In terms of trade, account for the year ended 31st March 2025 recorded impressive sales of £632,854 net of VAT with a Gross Profit margin of 55.7%.

Pleasingly, this transmits to the bottom line with very healthy net profits.

Further more detailed accounting information will be made to bona fide applicants after they have formally viewed the property.

Accommodation

There are entrances from either side which give access to the inter-linked trading areas.

Served by a central servery, one side has more of a Bar morphing into a Lounge feel with boarded floor, part panelled walls, two TV screens and a mix of cushioned fixed seating and loose furniture.

The other side is more Restaurant orientated and has a largely carpeted floor and seating for around 34 covers.

Serving this is an excellent trade kitchen plus customer toilets including disabled facilities.

Beer Stores

The primary chilled beer store is at ground floor level. There is also an old basement cellar but this is no longer used.

Living Accommodation

The private quarters are at first floor level and comprise of 4 bedrooms (3 doubles and 1 single), large living room, domestic kitchen and bathroom.

Outside

To the right hand side of the pub there is car parking for around 7 vehicles plus a fabulous grassed beer garden with picnic tables, brick built skittle alley and garage.

To the other side is a further car park with space for around 15 vehicles and a small raised patio area.

Lastly, there is a further 'hidden' and partially covered integral courtyard.

Tenure

The property is occupied by way of a 5 year Full Repairing and Insuring lease from Star Pub Company with effect from 22nd July 2024 at a current rental of £38,600 per annum.

The lease is tied for all beers, bottled beers and soft drinks but free of tie for wines, spirits and minerals.

The lease is protected by the Security of Tenure provisions within the Landlord & Tenant Act 1954.



Floor Areas / Site Areas

Total Floor approx. 374 sq m GIA (4,025 sq ft)
Site Area approx. 0.51 acres

The Floor Area is taken from the EPC and the Site Area is taken from Edozo Maps. This information is ONLY to be used as an indicative guide to the size of the unit.

Fixtures & Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. The vendors will not be required to remove any such items that remain on the premises.

Planning

The Royal Oak is not a listed building but it does lie in East Bridgford Conservation area.

Licence

A premises licence prevails, the main licensable activities being:-

Sale by retail of alcohol for consumption on/off the premises:

Sunday to Thursday	10.00 am to 11.30 pm
Friday & Saturday	10.00 am to 12.00 am

Live music & recorded music

Sunday to Thursday	10.00 am to 11.30 pm
Friday & Saturday	10.00 am to 12.00 am

Business Rates & Council Tax

The property is in an area administered by Rushcliffe Council.

Rateable Value as of 1st April 2026 is £36,000

Confirmation of actual rates payable should be obtained from the Local Authority.

The domestic accommodation is within Band B for council tax purposes.

EPC

The property has an EPC rating of D



Services

We are informed that the premises benefit from all mains services.

Viewing

Strictly by appointment only through Fleurets Midlands Office.

VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.

Money Laundering

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

Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements.



For further information please log onto **fleurets.com** or contact:

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