

LOT 108 - Nottingham

Commercial Auction - 24th March 2026

allsop



Freehold Public House and Residential Investment with Planning Permission

23-25 High Street, Ruddington, Nottingham, Nottinghamshire, NG11 6DT

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GUIDE PRICE *

£750,000+

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Live Stream (the first lot to be offered at 11.00 am)



Key Features

- Comprises a public house, managers office, two bedroom flat and car park plus planning permission for 9 flats
- Public House let until 2044 (no breaks) with RPI linked reviews
- Planning permission for 9 flats and to increase the size of the trading floor of Public House
- Prominently located in suburb of Nottingham
- Asset management opportunity
- VAT is not applicable
- **Six Week Completion Available**

Total Current Rent Reserved

£41,819 p.a.

Tenure

Freehold

Location

- ★ The village of Ruddington is located approximately 5 miles south of Nottingham and 2 miles south-east of Clifton.
- A The village is well connected by road with the A52 to the north and Junction 24 of the M1 approximately 8.5 miles to the south-east accessed via the A453
- 🚉 Nottingham railway station is located 3 miles from the property and provides regular services to destinations including, Derby and Leicester
- 📍 The property is situated on the east side of the High Street, at its junction with Kirk Lane
- 🏠 Occupiers close by include a range of local occupiers

Planning

- Two separate planning permissions granted:
- Permission for a two storey side and rear extension to existing Public House. Demolition of part of existing rear ground floor extension. Proposed ground floor and front outdoor seating area, use class Sui Generis. First floor, C1 use class for overnight guest accommodation comprising of 4 No. one bedroom self catering units. Alterations to existing parking. (Ref: 23/01982/FUL)
- Change of use from landlords first floor accommodation at the Frame Breakers public house into 4 No. lettable rooms (Use Class C1) including alterations to first floor rear elevation comprising of the insertion of one door and removal of one existing door and window. (Ref: 24/02192/FUL) - Implemented

For more information contact Rushcliffe Borough Council

VAT - VAT is not applicable to this Lot.

Allsop

Tom Hanson.
 Tel: +44 (0)7587 550109
 Email: tom.hanson@allsop.co.uk

Sellers Solicitor

Michael Elvin.
 Austin Moore & Partners LLP
 Tel: 07770648988
 Email: michael@austinmoore.com

Present Lessee	Accommodation		Lease Details	Current Rent (PA)	Next Review / Reversion
J&M Pub Co Limited (plus two personal guarantors)(t/a The Frame Breakers)	Ground Floor	419 sq m	4,510 sq ft	30 years from 13.09.2014 Annual RPI Linked rent reviews FR& I	£41,699 p.a. RPI linked review
J&M Pub Co Limited (plus two personal guarantors)	Part First Floor - Four consented flats in shell condition (Planning Ref: 24/02192/FUL)			Subject to a rolling licence	£120 p.a.
	Part First Floor - Managers Office				
	Second Floor - Self contained two bedroom flat				
				Total	£41,819 p.a.
N.B. Not inspected by Allsop. Areas sourced from VOA.					

Featured 1



Featured 2



Featured 3



Featured 4



Featured 5



Featured 6



CGI if current planning permissions built out

Featured 7



CGI if current planning permissions built out

Featured 8



CGI if current planning permissions built out

Featured 9



CGI if current planning permissions built out



NB. The plan is for identification purposes only.





Disclaimer

- - -**Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters**

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.

1. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

2. The reserve price is the minimum price at which the Lot can be sold.
3. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

4. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:
Residential Auctions
 - Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
 - Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VATCommercial Auctions
 - All Lots: Buyers Fee £1,500 excluding VAT

1. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

2.

VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

3. Please note that Lots may be sold or withdrawn at any time prior to auction.
4. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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