

# RETAIL & LEISURE INVESTMENT OPPORTUNITY

The Waterside Units, Trent Bridge, West Bridgford, Nottingham NG2 5FG



## BUY!

PROMINENT RETAIL AND LEISURE INVESTMENT OPPORTUNITY IN THE AFFLUENT SUBURB OF WEST BRIDGFORD

- 473.2 sq m (5,049 sq ft) with outdoor terrace
- Part let to the Waterside Bar + Kitchen until 28 June 2045 at £60,500 per annum
- Part Vacant with 12 month rent guarantee (ERV £40,000 per annum)
- 40,000 daily traffic flow past the property
- Quoting price of £1,200,000
- Net Initial Yield of 7.91%



Interested? Contact Will Torr 07866 716 974 [wtorr@heb.co.uk](mailto:wtorr@heb.co.uk)  
OR FHP Property Consultants 0115 950 7577

**0115 950 6611**

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

## LOCATION:

The subject properties are situated on the banks of the River Trent in the affluent suburb of West Bridgford, which is approximately two miles south of Nottingham city centre.

West Bridgford, and in particular, Central Avenue, is home to a range of shops and restaurants and is only short walk away from the development.

The property has excellent prominence to Trent Bridge which has an estimated daily traffic flow of over 40,000 vehicles.

## DESCRIPTION:

The subject properties form the ground floor retail and leisure offering within the award-winning Waterside development of luxury apartments and penthouses adjacent to Trent Bridge.

The first unit is occupied by The Waterside Bar + Kitchen which is a contemporary bar and restaurant with an all-day offering. The unit has a large terrace with external seating overlooking the River Trent.

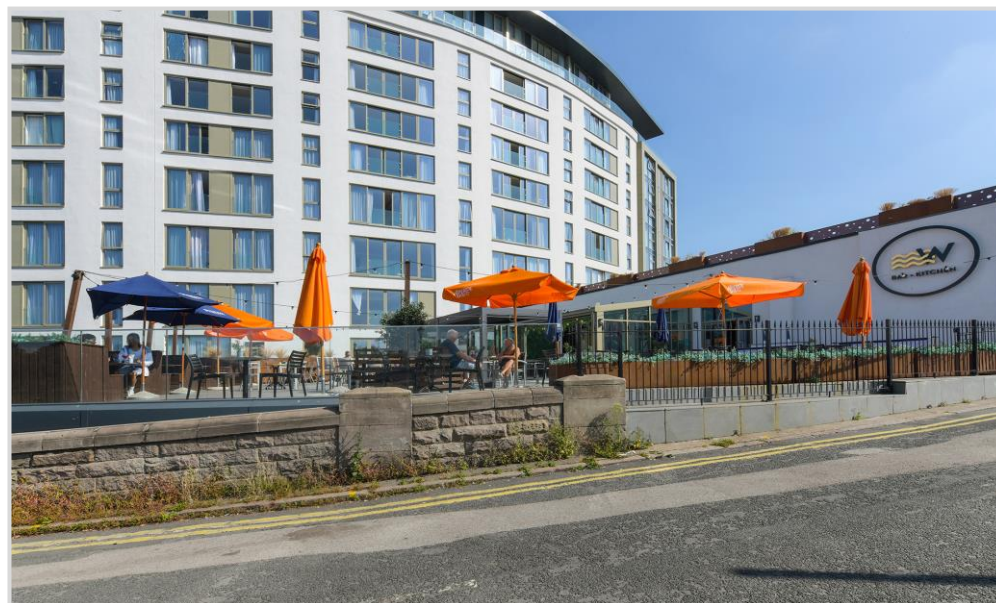
The bar and restaurant was fully refurbished both internally and externally in 2020 with further plans to build several pergolas on the terrace (subject to planning).

The second unit is a predominantly open plan shell which was most recently used as the show suite for the development.

Both units have modern, fully glazed shopfronts and access to cellarage/storage.

## ACCOMMODATION:

GROUND FLOOR	SQ M	SQ FT
The Waterside Bar + Kitchen	281.4	3,029
Retail Unit:	191.8	2,065
<b>TOTAL:</b>	<b>473.2</b>	<b>5,094</b>



**Interested? Contact Will Torr 07866 716 974 wtorr@heb.co.uk**  
**OR FHP Property Consultants 0115 950 7577**

**0115 950 6611**

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



## TENANCY INFORMATION:

UNIT	TENANT	LEASE START	LEASE EXPIRY	PASSING RENT
The Waterside Bar + Kitchen	Great Northern (SWB) Limited	29th June 2020	28th June 2045	£55,000 per annum*
Unit 1	1 year rental guarantee			£40,000 per annum
<b>TOTAL</b>				<b>£95,000 per annum</b>

\*Rent topped up to £60,500 until 1<sup>st</sup> July 2026 in lieu of pandemic relief previously granted. Further background is available upon request.



## TENANT CONVENANT:

The Waterside Bar + Kitchen is part of Great Northern Group run, formerly Great Northern Inns, who are a Nottingham-based pub company with 11 bars, pubs and venues in Nottingham City Centre and the surrounding areas, including West Bridgford, Mapperley, Bingham and Newark.

Group Website:- [www.greatnortherngroup.co.uk](http://www.greatnortherngroup.co.uk)  
Waterside Bar + Kitchen Website:- [www.waterside.bar](http://www.waterside.bar)

The majority of the venues are held in separate companies with the subject property being in the name of Great Northern (SWB) Limited. Experian Rating of 15/100.

## SERVICE CHARGE:

There is a service charge levied in relation to external maintenance and upkeep of the common areas. The charges for the current year ending 31/12/2021 are as follows:-

Waterside Bar + Kitchen	£1,862.32 per annum
Unit 1	£1,485.27 per annum

## EPC:

EPC's have been commissioned.

Interested? Contact Will Torr 07866 716 974 [wtorr@heb.co.uk](mailto:wtorr@heb.co.uk)  
OR FHP Property Consultants 0115 950 7577

**0115 950 6611**

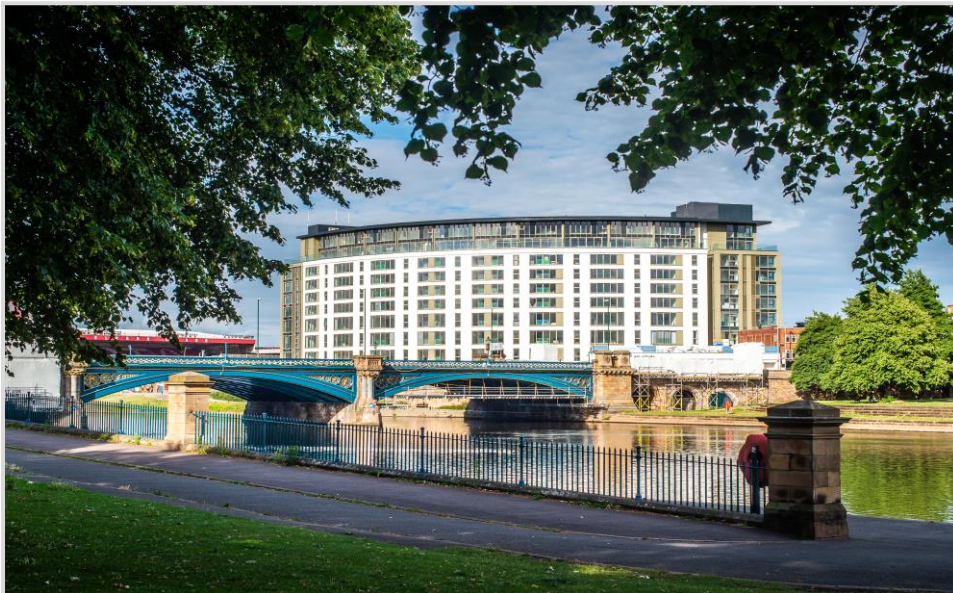
heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

## OCCUPIER MARKET COMMENTARY:

West Bridgford is widely recognised as one of Nottingham's most popular and affluent suburbs where both the commercial and residential property markets are extremely buoyant. West Bridgford is home to landmark destinations including the City Ground, home to Nottingham Forest Football Club, and Trent Bridge Cricket Ground, home to Nottinghamshire County Cricket Club and Trent Rockets as well as hosting the national cricket team multiple times annually.

Central West Bridgford hosts an eclectic mix of national and regional tenants which includes the likes of The Botanist, Cote Brasserie, Giggling Squid, Loungers, Caffé Nero, Costa, Pizza Express and the soon to be open Wagamama's. Amongst the national tenants there are also a number of popular regional operators which includes Escabeche, Copper, Yumacha, Grounded Kitchen and O'hannes Burger.

Retailing within West Bridgford is also very strong where aspirational operators include M&S Food Store, Waterstones, Oliver Bonas and JoJo Mama Bebe to name a few, this is complemented well with quality regional operators.



**CÔTE**  
BRASSERIE

 **C O P P E R**

**M&S**

**CAFFÈ**  
**NERO**



**THE Botanist**

**escabeche**

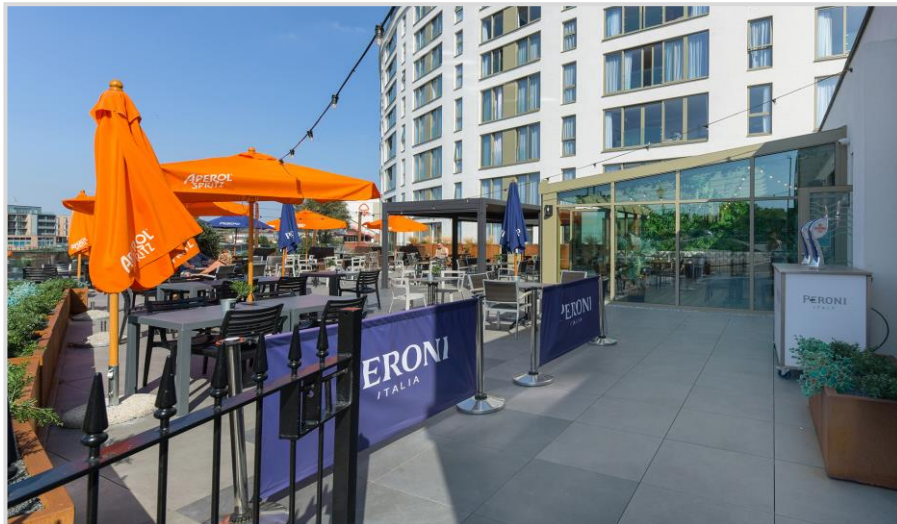
**OLIVER BONAS**

**Interested? Contact Will Torr 07866 716 974 [wtorr@heb.co.uk](mailto:wtorr@heb.co.uk)  
OR FHP Property Consultants 0115 950 7577**

**0115 950 6611**

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD





Interested? Contact Will Torr 07866 716 974 wtorr@heb.co.uk  
OR FHP Property Consultants 0115 950 7577

**0115 950 6611**

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

## YOUR NEIGHBOURHOOD

### Restaurants/Cafés/Bars

- 1 Caffè Nero
- 2 Côte Brasserie
- 3 Carluccio's
- 4 Copper
- 5 Brewhouse & Kitchen
- 6 Pizza Hut Delivery
- 7 Escabeche
- 8 Pizza Express
- 9 The Botanist
- 10 Costa Coffee
- 11 The Parlour
- 12 Gusto
- 13 Yumacha Bar Brasserie
- 14 No. 8 Deli

### Services / Shops

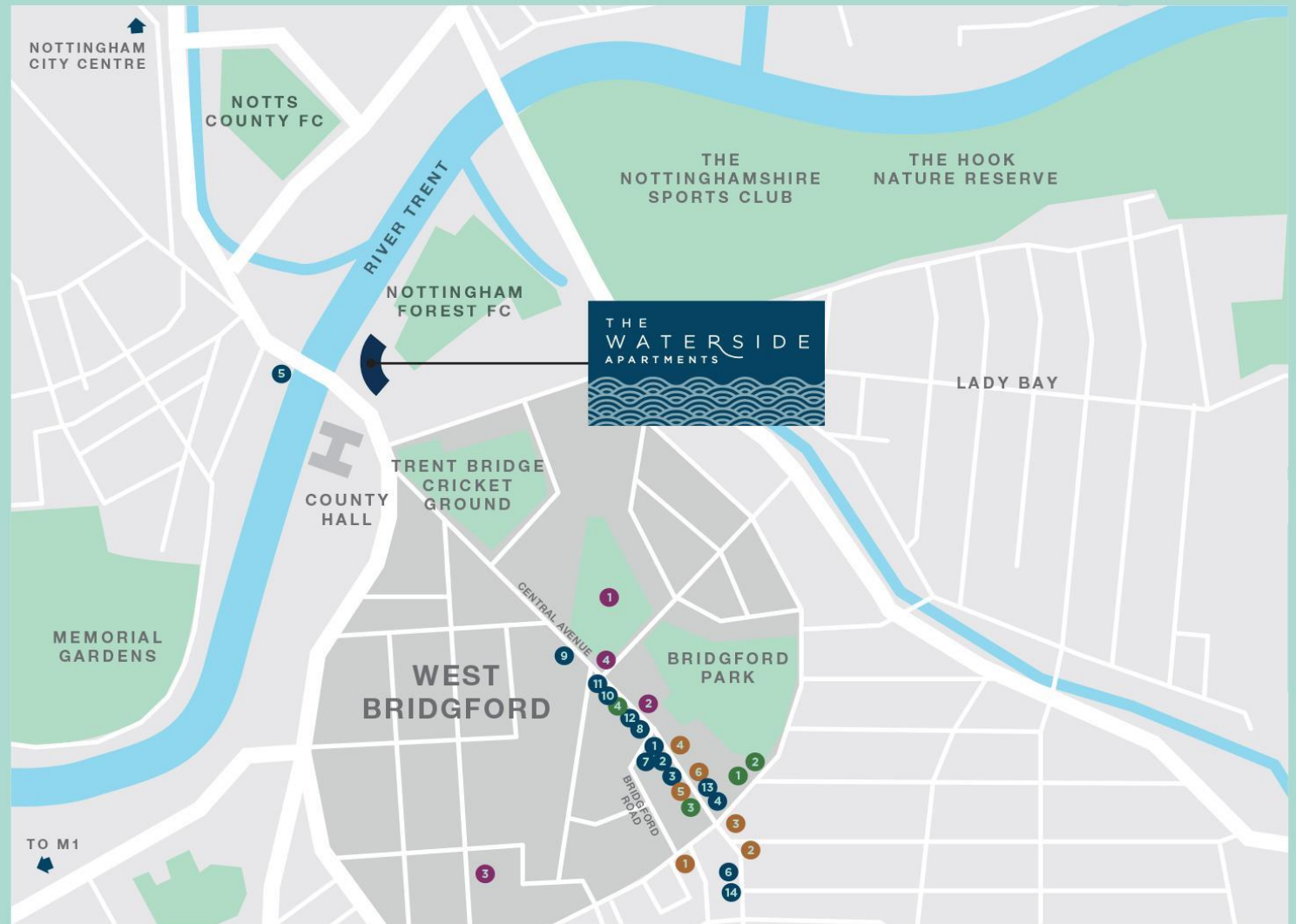
- 1 Oliver Bonas
- 2 Marks & Spencer  
Simply Food
- 3 Boots
- 4 Co-op Food

### Areas of interest/ Amenities

- 1 Bridge Field
- 2 Central Avenue Library
- 3 West Bridgford Medical Practice
- 4 Bridgford Hall

### Banks

- 1 NatWest
- 2 TSB
- 3 Barclays
- 4 Halifax
- 5 HSBC
- 6 Santander



**CÔTE**  
BRASSERIE



*Carluccio's*

**CAFFÈ**  
**NERO**

OLIVER BONAS

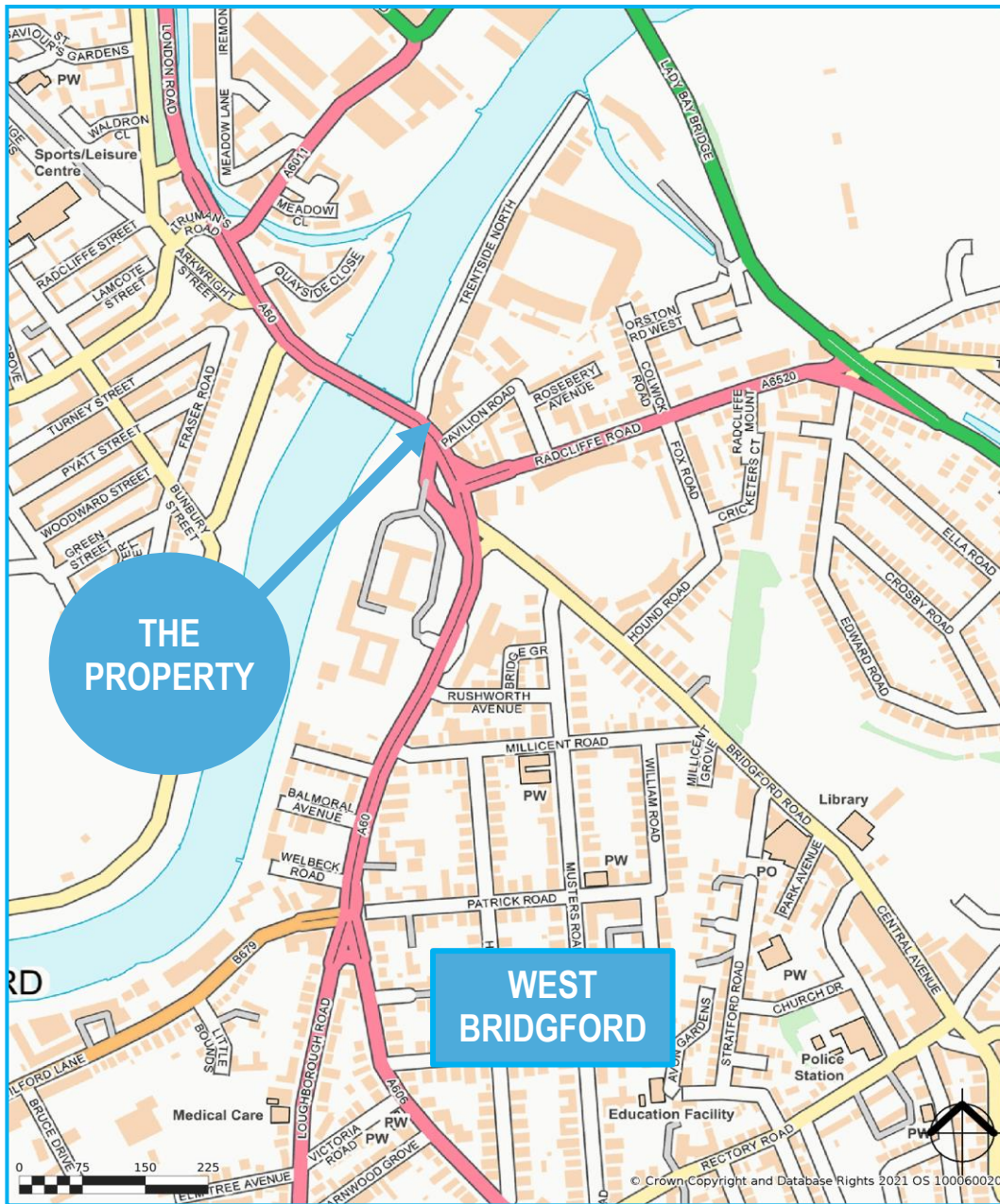
escabeche

Interested? Contact Will Torr 07866 716 974 [wtorr@heb.co.uk](mailto:wtorr@heb.co.uk)  
OR FHP Property Consultants 0115 950 7577

**0115 950 6611**

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD





**TENURE:**

The property is for sale by way of 999 year lease from December 2019 at a peppercorn rent.

**PROPOSAL:**

The long leasehold interest in the property is available at a quoting price of:-

**£1,200,000**  
**(One Million Two Hundred Thousand Pounds)**

Which reflects a net initial yield of 7.91% when including the rent payment plan, after usual Purchaser's costs of 5.92%.

**VAT:**

It is envisaged the sale will proceed by way of a Transfer of a Going Concern (TOGC).

**ANTI MONEY LAUNDERING:**

In accordance with the anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

**DATAROOM:**

Access to the data room can be provided upon request.

**FURTHER INFORMATION:**

For further information or to arrange a viewing please contact:-

**Will Torr**  
 07866 716 974  
 wtorr@heb.co.uk

Or FHP Property Consultants (Mark Tomlinson or Oliver Marshall).

**MISREPRESENTATION ACT** These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition.

The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.