

GEORGE ELIOT HOTEL

3 Bridge Street, Nuneaton, CV11 4DZ



Key Highlights

- Freehold
- Town centre public house
- Extensive beer garden
- Managers accommodation at second floor
- Short distance to Nuneaton Train Station
- Major redevelopment of Nuneaton Town Centre planned by the council
- Approximate floor area 7,459 Sq Ft (693 Sq M)
- Guide Price - £395,000

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Location

The property is located in the West Midlands in the town of Nuneaton, approximately 21 miles east of Birmingham, 17 miles south west of Leicester and 9 miles north of Coventry. The George Eliot Hotel is located in the centre of Nuneaton fronting Bridge Street with surrounding occupiers including JD Wetherspoon, Santander, Boots and Natwest.

Nuneaton town centre is encircled by the A44 which provides access to Birmingham via the M6 to the south and Leicester via the A5/M69 to the north. Nuneaton Train Station is located 500 metres to the north east of the property and provides direct services to London Euston (1 hour and 15 minutes), Birmingham New Street (29 minutes) and Manchester (1 hour and 17 minutes).

Description

The property comprises a three storey terraced building, above basement, with painted rendered and brick elevations beneath a part pitched and part flat roof.



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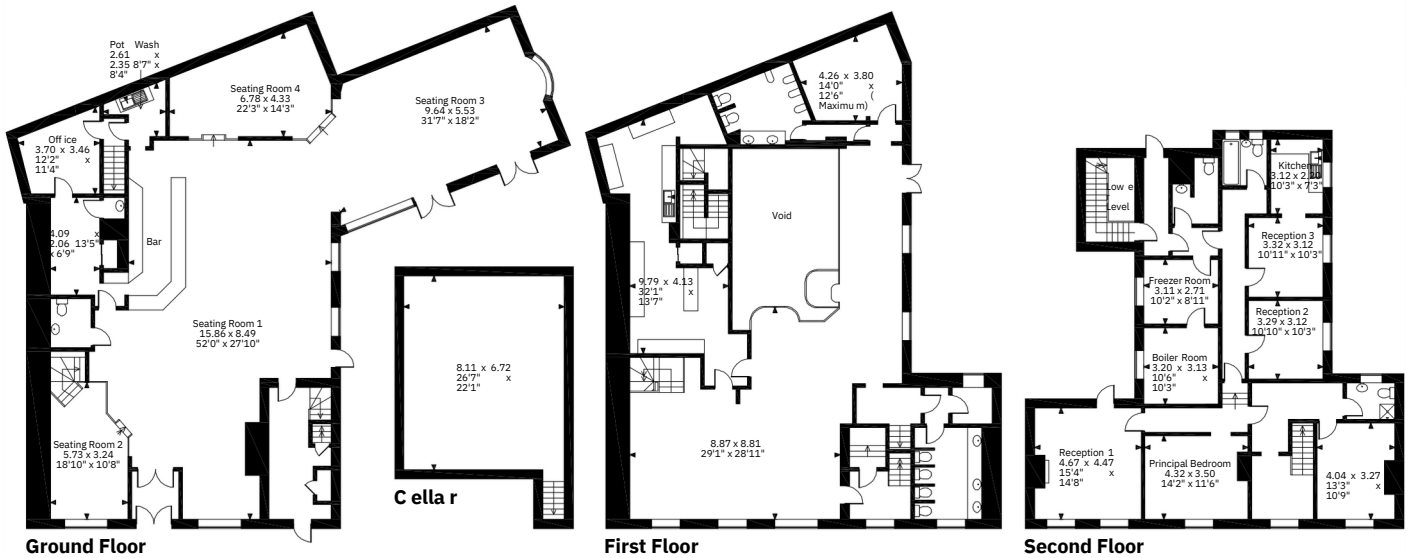
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The George Eliot, Nuneaton
Cellar gross internal area = 607 sq ft / 56 sq m
Ground Floor gross internal area = 2,946 sq ft / 274 sq m
First Floor gross internal area = 2,206 sq ft / 205 sq m
Second Floor gross internal area = 1,700 sq ft / 158 sq m
Total gross internal area = 7,459 sq ft / 693 sq m



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Accommodation

Ground Floor

The ground floor comprises an open plan trading area with central bar servery and seating on loose tables and chairs for 80 customers. To the rear is a glass wash, managers office and a disabled toilet.

Basement

The basement is accessed from the front right of the property and provides a cellar.

First Floor

The first floor is accessed from an internal staircase to the left of the bar and comprises an additional trading area with seating for 45 customers. To the rear are the customer toilets and trade kitchen with dumb waiter to ground floor.

Second Floor

The second is accessed from two separate staircases and comprises a staff changing room, storage and boiler room. Additionally there is a separate managers flat comprising four bedrooms, living room, kitchen and two bathrooms.

External

There is a large external beer garden to the rear of the property with seating on wooden benches for 76 customers.

Approximate Floor Areas

The premises has the following approximate Gross Internal Areas:

FLOOR	SQ FT	SQ M
Ground	2,946	274
Basement	607	56
First	2,206	205
Second	1,700	158
Total	7,459	693

Fixtures & Fittings

The fixtures and fittings can be included by way of separate negotiation.

Tenure

Freehold (Title Number WK75851).

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Planning

We understand the property is not listed however, it is situated within the Nuneaton Town Centre Conservation Area. We are aware of Warwickshire and Nuneaton Councils regeneration plans for Nuneaton Town Centre through their Transforming Nuneaton Programme with further details available www.warwickshire.gov.uk.

Licensing

The property has been granted a Premises Licence in accordance with the Licensing Act 2003. We understand that the pub is permitted to sell alcohol at the following times:

Sunday	to	09:00-01:00
Thursday	Friday to	09:00-02:00
Saturday		

Photography

Please note the photography was taken while the property was open and trading however, the pub has since closed.

Contact

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Rating

• 2023 — £49,250

Energy Performance Certificate

C - 60

Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all tenants (including Agents). Prospective tenants will need to provide proof of identity and residence.

Viewing

The pub is currently closed so all viewings must be arranged via the sole selling agents Savills.

Terms

Guide price of £395,000 for the benefit of our clients freehold interest with vacant possession. VAT will be applicable.

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