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 **CHRISTIE & CO**



Lakeside

Mansfield Road, Arnold, Nottingham, NG5 8PH
Freehold – Price on Application

KEY INVESTMENT HIGHLIGHTS

- Grade II* Listed bar, restaurant & wedding venue
- Stunningly presented throughout
- Huge potential to develop weddings trade
- Set in approximately 5.79 acres
- Previous planning for circa 30-bed hotel development
- Well presented grounds, car park
- Five bedroom Grade II Listed cottage
- EPC Exempt

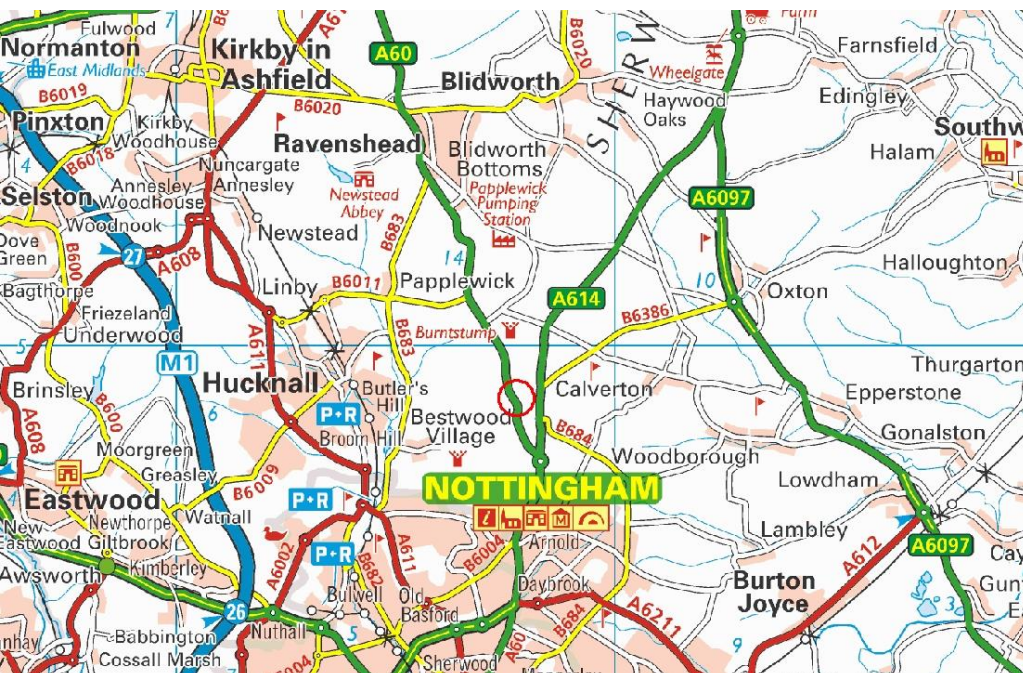


LOCATION

Lakeside is located on the busy A60 Mansfield Road, approximately six miles north of Nottingham city centre.

Nottingham itself is located approximately 46 miles north-east of Birmingham, 36 miles south-east of Sheffield and 15 miles east of Derby.

London can be reached by train in as little as 1 hour 40 minutes.



DESCRIPTION

Dating back to 1873, Lakeside is a stunning Grade II* Listed former Victorian pumping station which has been refurbished to the highest standard throughout and now provides industry leading hospitality facilities.

The main trading areas comprise restaurant (80) with mezzanine (40), Hawksley's Bar & Lounge (80), function room (80), weddings/function suite (150+) and the Thomas Hawksley Tower, which provides panoramic views across the rolling Nottinghamshire countryside.

Externally, there is a Grade II Listed ornamental lake with decked seating for approximately 100, along with a state-of-the-art barbeque and well-maintained grounds.

There is also a five-bedroom cottage which is currently being used as offices.



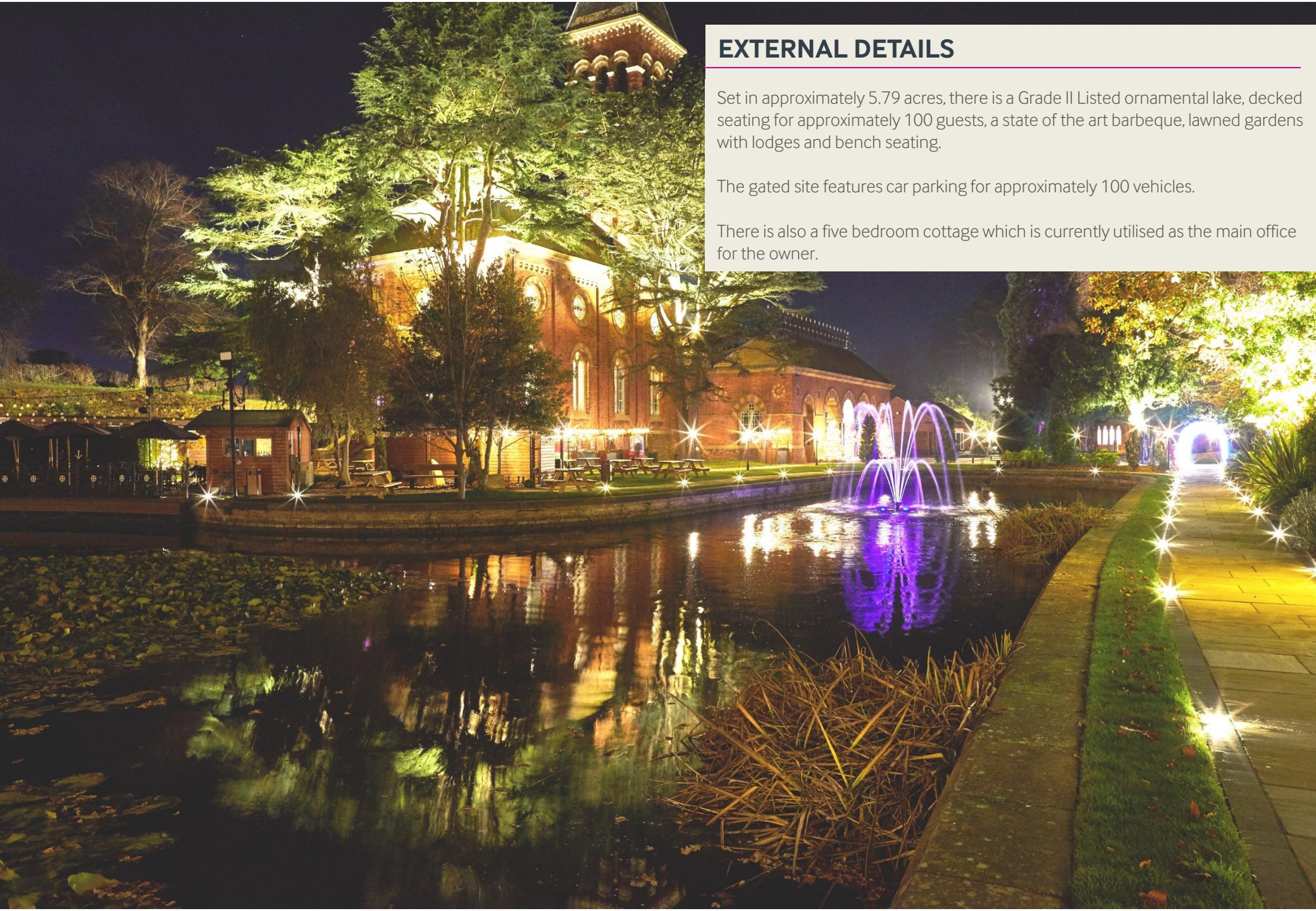


INTERNAL DETAILS

The property briefly comprises:

- Reception with separate seating area/cloakroom
- Restaurant (80) with bar servery, loose tables and chairs
- Mezzanine (40) suitable for private dining
- Grand Hall (150+) – a newly created functions space comprising a feature Cinderella staircase, dedicated commercial kitchen and outside seating terrace
- Hawksley's Bar & Lounge (80) – overlooking the Grand Hall. Comprising bar servery, three interconnecting trading areas, with soft seating and loose tables and chairs
- Function room (80) with bar servery and WCs. Suitable for private events and smaller weddings
- Commercial catering kitchen with dumb waiter
- Wheelchair accessible lift
- Customer toilets
- Offices including comprehensive CCTV system





EXTERNAL DETAILS

Set in approximately 5.79 acres, there is a Grade II Listed ornamental lake, decked seating for approximately 100 guests, a state of the art barbeque, lawned gardens with lodges and bench seating.

The gated site features car parking for approximately 100 vehicles.

There is also a five bedroom cottage which is currently utilised as the main office for the owner.

THE OPPORTUNITY

Lakeside is a landmark building in Nottingham and has been refurbished by our client to the highest standard throughout.

Currently trading as a bar and restaurant only, new owners will have the opportunity to enter the weddings market with the benefit of industry leading facilities.

The site has previously had planning consent for the development of a new 29 bedroom hotel, which would provide a further source of revenue should the planning be successfully re-applied for.



VIEWING

No approach should be made to the business, to arrange a viewing please contact the sole selling agent.

ASKING PRICE

Price on Application.





Lakeside (Hotel)

ESS

Def

Pond

FB

4.27m FW

MANSFIELD ROAD

91.6m

A60

92.2m

4.27m FW

Ward

Area: 5.79 acres (2.342 ha)

0m 15m 30m 45m

CONTACT DETAILS

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