



# The Bandoek

Ref: 5760512

Main Street, Calverton, NG14 6FN

Leasehold: Nil Premium, Annual Rent: £30,000

A Former Pub & Restaurant

Flexible Internal Layout

Prominent Corner Position in Popular Village

c.140 Internal Covers plus External Covers

Optional First Floor 4 Bedroom Apartment

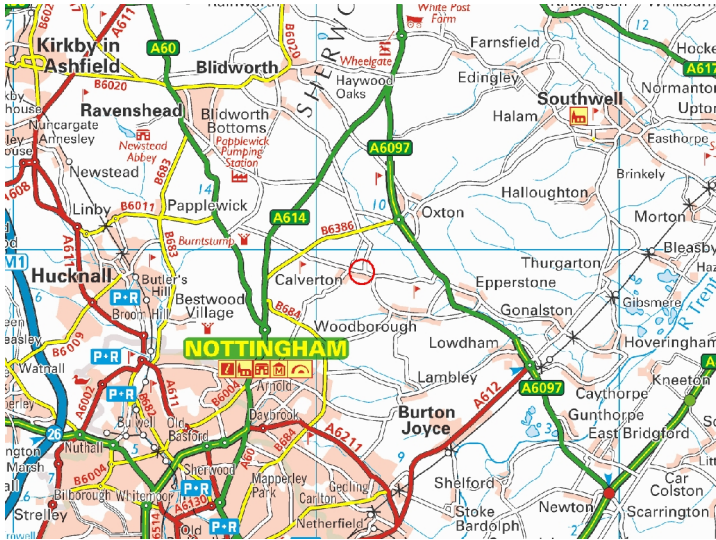
New Lease Immediately Available - Energy Rating C



The Bandook is an excellent opportunity for an experienced operator to occupy a well known former restaurant and pub. The site comfortably houses 140 covers internally and has an enclosed outside space that has been well maintained and decorated by the former occupants. It offers a flexible internal layout, well equipped rear of house and an optional four bedroom, first floor apartment, which can be included within the lease.

The nature and position of the venue means that it offers a variety of scope to extend its offering for the entrepreneurial operator looking to maximise the opportunity.

Viewing is recommended to appreciate the full offering, the opportunity and its position.



### Location

The site is well positioned in the heart of Calverton village. Calverton is located approximately seven miles north of Nottingham City Centre and can be accessed via the A60/A614, B6386 and A6097.

The venue occupies a prominent position on Main Street, close to the shopping precinct which includes Boots, Greggs and Sainsburys. The village is well equipped with other amenities including primary and secondary schools, two golf courses and a leisure centre.

The local population is c7,000 with the Gedling Borough population closer to 120,000 and Nottingham c.800,000.



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### Internal Details

- c.140 internal covers
- Flexible space which can be adapted to cater for functions and parties
- Good sized well equipped commercial kitchen
- 4 Bed first floor apartment (optional)
- Bar area and customer toilets
- Air conditioning and Gas central heating

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### Fixtures & Fittings

The fixture and fittings are included within the sale.

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### Business Rates

The Rateable Value as of 1 April 2023 is £8,250. Confirmation of actual rates payable can be obtained from the local Authority.





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### External Details

- Additional Good Sized and Enclosed Beer Garden

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### Tenure

The opportunity is for a New Lease at a starting rent of £30,000 per annum, with an option to lease the apartment at an additional £5,000 per annum.

We are seeking a minimum 10 year term with a stepped rent for the first five years and then a rent review at five years however, we are keen to hear sensible proposals. The lease would be on an FRI basis and the premises is also free of tie.

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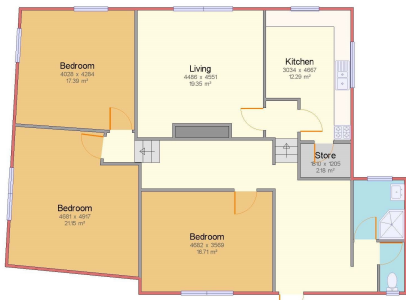
### Regulatory

We understand the premises is fully licenced and free of tie.



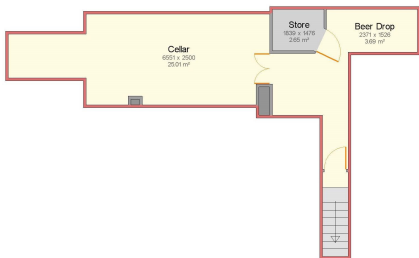


Gross internal area: 12481 m<sup>2</sup> (13445 ft<sup>2</sup>)



1st Floor

Gross internal area: 4489 m<sup>2</sup> (4832 ft<sup>2</sup>)



Cellar

Gross internal area: 41723 m<sup>2</sup> (44910 ft<sup>2</sup>)



Ground Floor





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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Matt Hill

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Nottingham



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



For full information on Christie Insurance please call 03330 107189