

THE REGENT

DIAMOND AVENUE · KIRKBY-IN-ASHFIELD · NG17 7BQ

FREEHOLD

PROMINENT PUBLIC HOUSE IN TOWN
CENTRE LOCATION FOR SALE ON
BEHALF OF JD WETHERSPOON



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- **Freehold**
- **Town centre location**
- **Prominent corner position fronting Diamond Avenue and Kingsway**
- **External trade garden to the rear**
- **Former Regent Cinema which opened in 1930**
- **Short distance from Kirkby-in-Ashfield and Sutton Parkway train stations**
- **High standard of fit out**
- **GIA - 591 Sq M (6,362 Sq Ft) ***
- **Offers in excess of £400,000, plus VAT if applicable**
- **[Google Street View Link](#)**

* Excluding second floor

LOCATION

Kirkby-in-Ashfield is an attractive market town located 2 miles south of Sutton-in-Ashfield and 4 miles south-west of Mansfield. The area is well serviced by public transport with Kirkby-in-Ashfield and Sutton Parkway train stations providing regular services into Nottingham and Worksop.

The Regent occupies a prominent position on the corner of Diamond Avenue and Kingsway. The surrounding area is predominantly commercial, with nearby occupiers including Morrisons, ALDI and independent retailers.

DESCRIPTION & ACCOMMODATION

The Regent comprises a three storey terraced property under a pitched roof. To the rear there is an external beer garden, providing seating for approximately 60 customers. The area outlined in blue on the promap below denotes a right of way.

Ground Floor: Large open trading area with a bar servery and seating on both loose and fixed tables for approximately 170 customers. Ancillary areas include trade kitchen, office and disabled WC's.

First Floor: The first floor provides staff room, staff WC's, ancillary storage, customer WC's, cellar and bottle store.

Second Floor: Undeveloped void space.



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APPROXIMATE FLOOR AREAS

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	379.4	4,084
First	Ancillary	211.6	2,278
Second	Ancillary - could not access	Unknown	Unknown
Total		591	6,362

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

TENURE

Freehold.

RATEABLE VALUE & EPC

22023 Rateable Value - £62,000

An EPC is in the course of preparation.

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 00:00 Monday to Thursday and 01:00 Friday to Sunday.

GUIDE PRICE

Offers in excess of £400,000, plus VAT, if applicable, are invited for the benefit of our client's freehold interest.

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PLANNING

The property is not listed nor situated within a conservation area.

TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

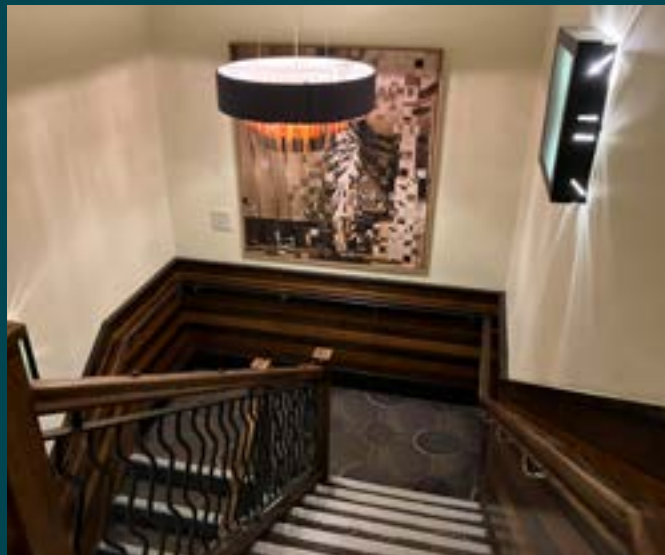
VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients freehold interest.

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit:

jdwdisposals.co.uk



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DISCLAIMER: September 2023

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