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TAVERNS



HOLE IN THE WALL, NOTTINGHAM

NOTTINGHAM, NG1 4EZ

AGREEMENT TYPE:
LONG TERM AGREEMENT (5 YEAR TENANCY)

YOUR INVESTMENT:
£12,000

CALL **01244 321 171** FOR MORE DETAILS

DESCRIPTION

The Hole in the Wall is ideally positioned less than a mile from the heart of Nottingham City Centre, surrounded by a strong mix of residential and student accommodation. Nottingham Trent University is within walking distance, while Nottingham's main shopping areas and retail offering are also close by, providing a large and varied potential customer base throughout the week. The pub benefits from excellent local transport links, with the A60 less than 500 yards away providing easy access in and around Nottingham and connecting onwards to the wider road network. The M1 is also within easy reach, providing direct links towards Sheffield, Leicester and the wider East Midlands. Its close proximity to the city centre, university and surrounding residential areas gives the pub a strong position to attract a diverse customer base, with clear opportunities to build on its location and maximise trade from both local residents and the large student population.

Pub Layout

The pub has a large open plan trading area with a long single bar servery to the right of the entrance. It is currently decorated with a music theme, with wooden flooring throughout and a mixture of fixed and loose seating with a tiled service area. There is a small enclosed snug area tucked away behind the entrance for more cosy drinking, and to the left of the pub there is a sports area housing a pool table and darts oche. Through the sports area there is access to the external drinking patio with outdoor seating.

TRADING STYLE

The planned refurbishment presents a fantastic opportunity to give this traditional community pub a fresh and welcoming new identity, while improving the facilities for both existing customers and attracting new trade. The existing strengths of the business can be built upon, with regularly rotating cask ales, pub sports teams and live sports coverage continuing to play an important part in the offer. There is also clear scope to develop a more varied and regular programme of entertainment, creating additional reasons for customers to visit throughout the week and helping to strengthen the pub's position within the local community. Alongside this, a small back-bar food offer could be introduced to complement the drinks trade, providing an additional revenue stream without moving away from the pub's established character. With the investment planned and the opportunity to build on the existing customer base, the right licensee will have plenty of scope to develop the offer, increase footfall and establish the pub as a welcoming and well-supported community destination.

ACCOMODATION

Private Accommodation
The private accommodation on the first floor consists of three bedrooms, lounge, kitchen and bathroom.
There is additional accommodation with external access on the 2nd floor, with four more good sized bedrooms, lounge, shared bathroom and kitchen.

3+ Private Bedrooms
Beer Garden
Cask Ale
Food Preparation Area
Live Music
Sports Teams

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FINANCIAL

Weekly Rent: £196.15
Estimated Annual Turnover*: £272,603
Security Deposit: £5,000 or the equivalent of three months' rent, whichever is greater
Working Capital: £3,000
Stock: £4,000
Fixtures and Fittings: To be confirmed upon valuation – funding options may be available for the right licensee.
Zero Business Rates* – Based on the draft rating list for April 2026, the Nil Rates Payable is based on small business rates relief being applied for by the licensee and the licensee only occupying one property for commercial purposes. Please note, this only applies to pubs marked with an Asterix *
Tie: All drinks categories are tied. For fully funded licensees on long term agreements, we offer free-of-tie options for certain drinks categories in exchange for an annual fee.
For a breakdown on financial information, please refer to the 'Additional Info' tab.

BDM VISION

This represents an exciting opportunity for a business-minded and ambitious individual or couple to take on a well-established and respected community pub with strong potential for further growth. The successful licensee will be passionate about becoming an integral part of the local community, building on the pub's existing customer base and developing the offer to attract and retain a wider range of customers. A hands-on and proactive approach will be essential, with strong social, marketing and networking skills helping to raise the profile of the pub and maximise the opportunities available. There is clear scope to develop an engaging social media presence, build strong relationships within the local community and introduce new ideas and activities that will encourage repeat visits and increase footfall. The licensee will also have the opportunity to be involved throughout the refurbishment process, working alongside the team to help shape the development and ensure the finished pub reflects the local area and the vision for the business. The ideal licensee will bring energy, creativity and a clear commercial focus, recognising the opportunity to build on the investment and establish The Chequers as a thriving and well-supported community pub.


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Beer Garden


Cask Ale


Food Preparation Area


Live Music


Sports Teams

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