



## OLD WINE VAULTS, EASTWOOD

NOTTINGHAM, NG16 3BP

**AGREEMENT TYPE:**  
LONG TERM AGREEMENT (5 YEAR TENANCY)

**YOUR INVESTMENT:**  
£11,500

**CALL 01244 321 171 FOR MORE DETAILS**

### DESCRIPTION

Reputedly the oldest pub in Eastwood, dating from 1779. The Old Wine Vaults is a Grade II Listed Building in Broxtowe Borough Council's Eastwood Conservation Area. It is located on the main road close to the busy crossroads in the middle of Eastwood. The Old Wine Vaults is friendly community pub with a beautiful, fully enclosed rear garden with a decked area and a children's play area.

#### Pub Layout

Upon entering the pub, you will find yourself within open plan layout on a split level, with a separate taproom. The trading area is serviced from a central bar, and there is a functional catering kitchen located to the rear of the bar; however, it does need some upgrading. As you face the pub from the main road, the carpark is to the left and the beer garden to the right.

### TRADING STYLE

The Old Wine Vaults is a wet-led site that has a sound reputation for cask ales. By day it is family-friendly, and in the evenings there is a great variety of entertainment, including live music and televised sports. It is home to sports teams and is a vibrant, lively place that is popular with families in the warmer summer months. With the right operator, the

### ACCOMMODATION

#### Private Accommodation

The private accommodation consists of three bedrooms, a kitchen, bathroom and sitting room.

### FINANCIAL

**Annual Rent:** £20,000

**Security Deposit:** £5,000 or the equivalent of three months' rent, whichever is greater

**Working Capital:** £3,000

**Stock:** £3,500

**Fixtures and Fittings:** To be confirmed upon valuation – funding options may be available for the right licensee.

**Business Rates:** £Nil. Based on the April 2023 rating list, the Zero 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.

**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**



3+ Private  
Bedrooms



Cask Ale



Live Music



Kitchen



Sports Teams



Children Play  
Area



Car Park



Beer Garden

## BDM VISION

I am looking for a licensee who is driven to providing the community with a family-friendly pub during the day but is keen to offer evening entertainment including some live music and televised sports (although not a dedicated rock venue). The pub has historically been home to sports teams and has been a vibrant, lively place. During the summer, the large beer garden is a sun-trap and ideal for BBQs and other outdoor activity and is extremely popular with families in the warmer summer months. This site requires a truly community-minded operator who knows the local area and is keen to make the pub a real neighbourhood hub. The new licensee will have to be able to manage the different aspects of the site through making sure there is plenty to attract families by day as well as great live music and sports available for the evening customers.



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