



OLD WINE VAULTS, EASTWOOD NOTTINGHAM, NG16 3BP

AGREEMENT TYPE:
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. This recently refurbished site is a friendly community pub with a beautiful, fully enclosed rear garden with a decked area and a children's play area.

Pub Layout

The pub is an open plan on a split level, with a separate taproom. The trading area is serviced from a central bar, and there is a functional catering kitchen; however, it does need some upgrading. There is an investment planned for this site.

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 landlords are looking to move the retail offer at this site to a value-led wet-site to compete with and take trade from other value-led competition in the area.

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

Working Capital: £3,000

Stock: £3,500

Fixtures and Fittings: Upon Valuation – funding options available for the right licensee.



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.

Training: £325 plus VAT

* Based on the April 2023 provisional rating list, the Zero Rates Payable is based on the licensee only occupying one property for commercial purposes.





4th Floor, HQ Building, 58 Nicholas Street, Chester,
CH1 2NP
Tel: 01244 321 171
Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

 [admiraltaverns](https://www.facebook.com/admiraltaverns)
 [admiral_taverns](https://twitter.com/admiral_taverns)



4th Floor, HQ Building, 58 Nicholas Street, Chester,
CH1 2NP
Tel: 01244 321 171
Email: recruitment@admiraltaverns.co.uk
admiraltaverns.co.uk

 [admiraltaverns](https://www.facebook.com/admiraltaverns)
 [admiral_taverns](https://twitter.com/admiral_taverns)

