

FOR SALE - FREEHOLD INVESTMENT

WEST BRIDGFORD

42-44 Bridgford Road
West Bridgford
Nottingham
NG2 6AP

RESTAURANT / RESIDENTIAL
INVESTMENT



Rudy's
PIZZA NAPOLETANA

meo meo

LOCATION

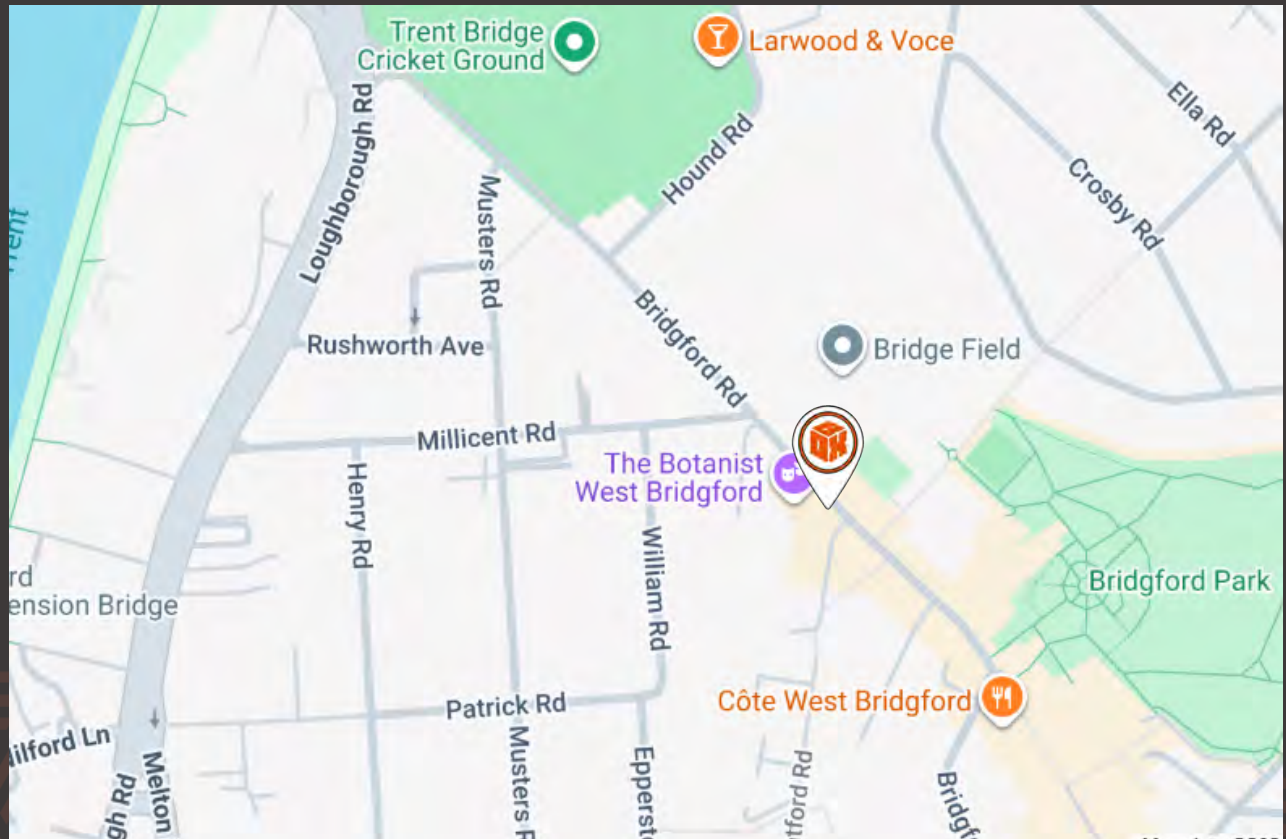
West Bridgford is Nottingham's most popular and affluent suburb, lying approximately 2 miles south of the City Centre. The property occupies a central and prominent position within West Bridgford town centre, it is directly opposite the town's main car park.

West Bridgford is home to a number of upmarket, aspirational operators such as: **The Botanist, Oliver Bonas, JoJo Maman Bebe, M&S Simply Food and Cote Brasserie.**

As well as brands such as **Pizza Express, Caffè Nero, Boots the Chemist, The Co-op, Costa Coffee, Iceland, Specsavers, Wagamama's and Giggling Squid.**

PROPERTY

The property is a new development, part conversion, part new-build. The ground floor is let to **Rudy's Pizza and Melo Melo Wine Bar** with the upper floor providing 7 fully let, residential apartments.



RESTAURANT TENANTS

RUDY'S PIZZA

Rudy's Pizza Limited are a successful pizza restaurant chain who now operate from 35 sites with a further 9 restaurants in the pipeline.

Rudy's Pizza (Company number: 09346778) reported a revenue of £46.4m and an adjusted EBITDA of £5.9m in their September 2024 accounts.

Rudy's Pizza hold a 15 year lease from 2025 at a rent of £65,000pa. There is a break clause in the lease which becomes exercisable in 2032.

www.rudyspizza.co.uk

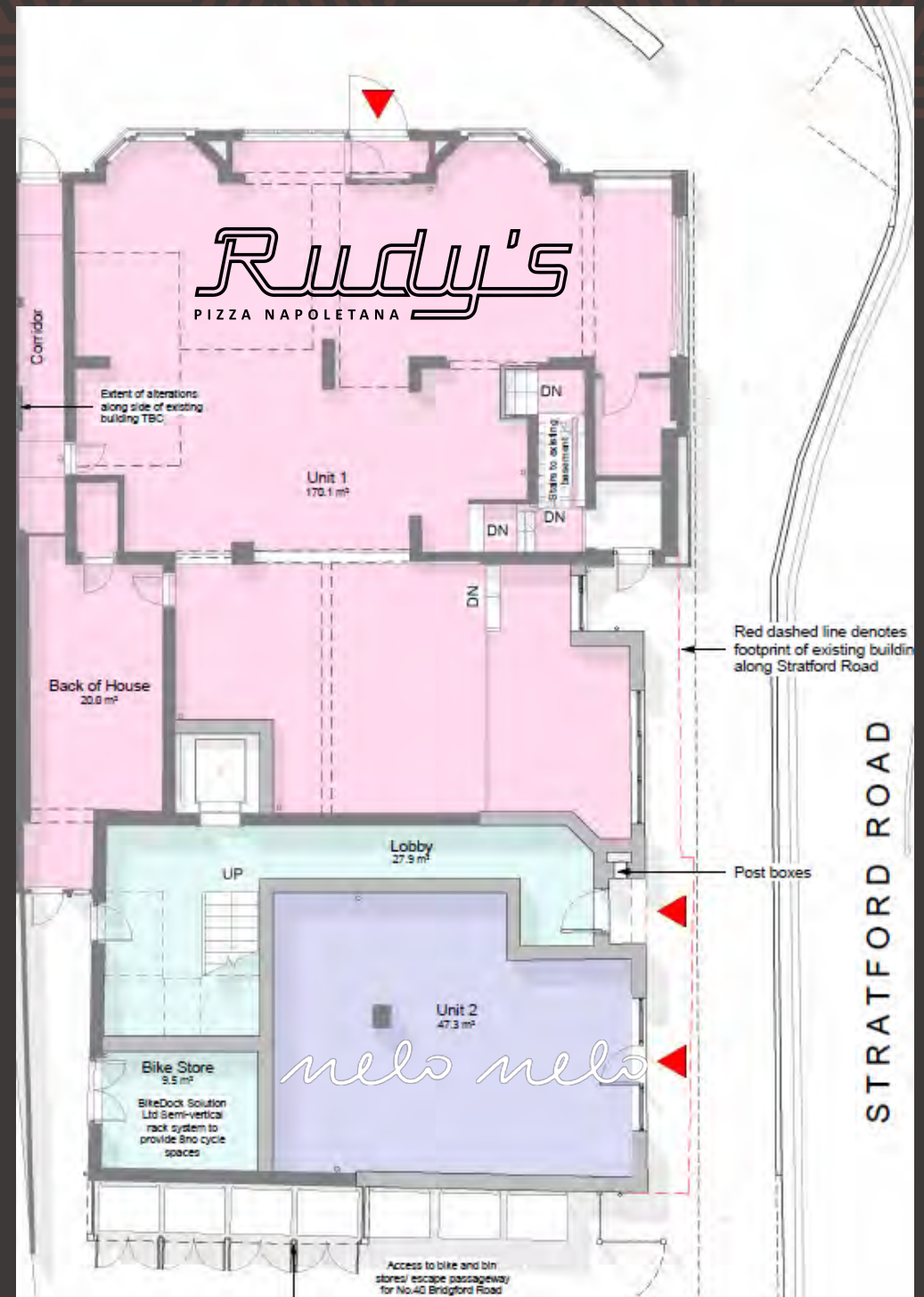
Melo Melo Wine Bar

The tenant is DKR WB Limited (Company number 16255774).

Melo Melo hold a 7 year lease from 1st August 2025 at a rent of £20,000pa.

Copies of both leases are available upon request.

www.melomelo.co.uk



RESIDENTIAL APARTMENTS

The upper floors have been converted to provide:

	TYPE	SIZE sq.ft	RENT PCM
Flat 1	1 bedroom, 1 bathroom	583	£1,000
Flat 2	1 bedroom, 1 bathroom	481	£1,200
Flat 3	1 bedroom, 1 bathroom	507	£1,600
Flat 4	2 bedrooms, 2 bathrooms	798	£1,000
Flat 5	1 bedroom, 1 bathroom	531	£1,100
Flat 6	1 bedroom, 1 bathroom	604	£1,300
Flat 7	2 bedrooms, 2 bathrooms	844	£1,000

All apartments are currently let on Assured Shorthold Tenancies.

Copies available upon request.

The residential rents total £98,400pa.

The landlord is responsible for utilities including; energy, broadband and insurance (£25,000pa).

The council tax is paid by the tenants.

The net rent is therefore £73,400pa.



PRICE

The property is available at an asking price of:

£2,200,000.

This price reflects a net, initial yield of 6.76% assuming purchasers costs of 6.5%.

FURTHER INFORMATION

Copies of all Leases, Assured Shorthold Tenancy Agreements, and signed building regulations certificates are available upon request.





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WEST BRIDGFORD, NOTTINGHAM



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