

REVOLUCIÓN DE CUBA

26-28 MARKET ST, NOTTINGHAM NG1 6HW

PRIME INVESTMENT IN THE CENTRE OF NOTTINGHAM
FREEHOLD GUIDE PRICE OF £1.95 MILLION, REPRESENTING AN 8.93% NIY

savills



MARKET STREET DENTAL CARE

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NOTTINGHAM
It's a place for
EVERYONE
to ENJOY

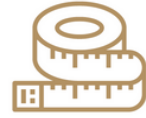
HIGHLIGHTS INCLUDE:



Freehold public house investment



Entire property let to Revolucion De Cuba Limited with The Revel Collective Plc as Guarantor



Property arranged over five levels extending to 23,186 sq ft (2,154 sq m)



Current Rent of £185,000 per annum



Rent review in 28 August 2025



Lease expiring 2043



Recent tenant investment of £150,000



Low Capital value rate of £84.07 per sq.ft



The rent is subject to 5 yearly rent reviews in line with open market rent.



Offers in excess of £1,950,000 (8.93% NIY) based upon the rent passing of £185,000pa

[LOCATION MAP](#)

[STREET VIEW](#)

[WHAT3WORDS](#)



REVOLUCIÓN DE CUBA NOTTINGHAM 26-28 MARKET ST, NOTTINGHAM NG1 6HW

LOCATION

The property is located in the city centre of Nottingham, on Market Street, just south of Nottingham Trent University and east of the University of Nottingham, which together have a student population of over 60,000. It sits approximately 50 yards from the Theatre Royal and Royal Concert Hall, a major cultural venue with a combined capacity of 3,634 and year-round footfall. It is also close to The Cornerhouse, a popular leisure complex featuring a multi-screen cinema, bars, and restaurants. The site benefits from excellent connectivity, positioned on Nottingham's main tram line.

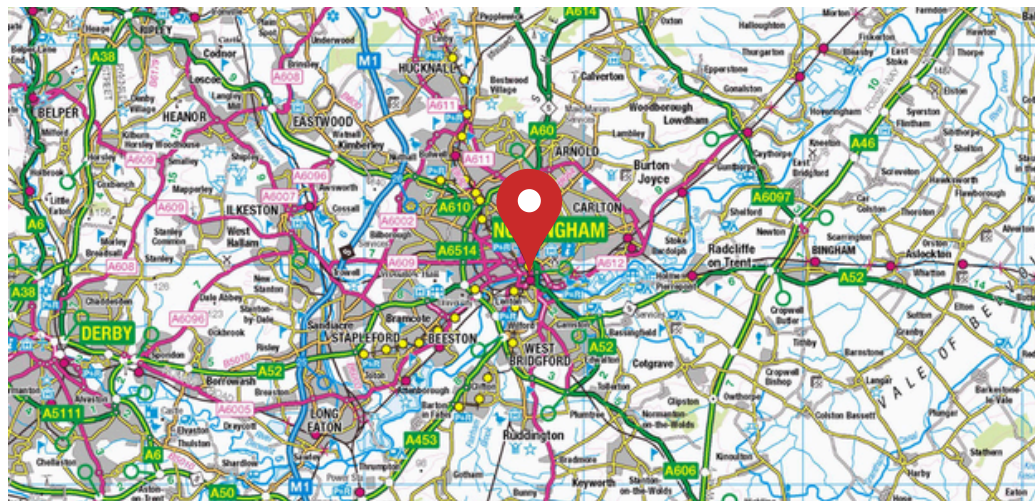
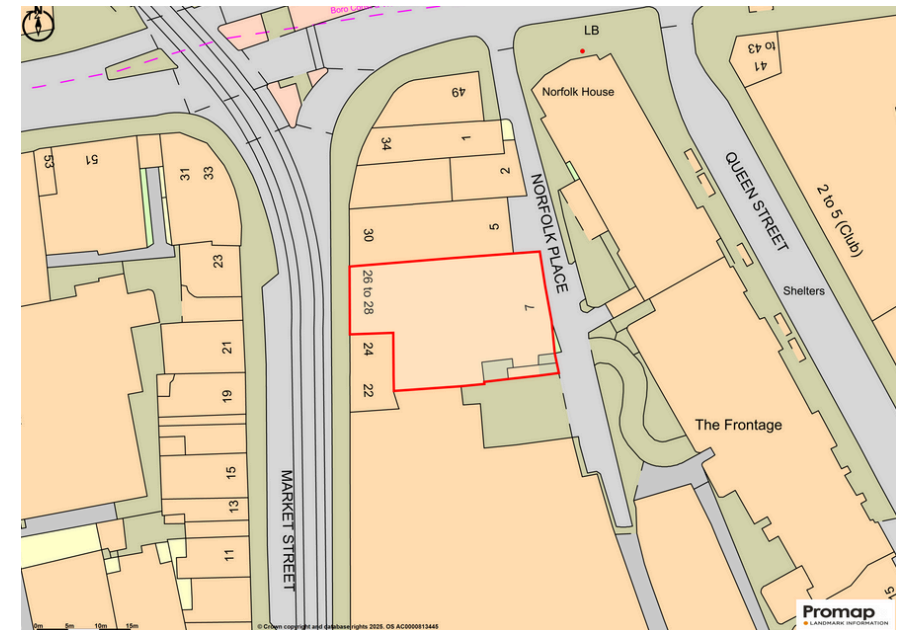
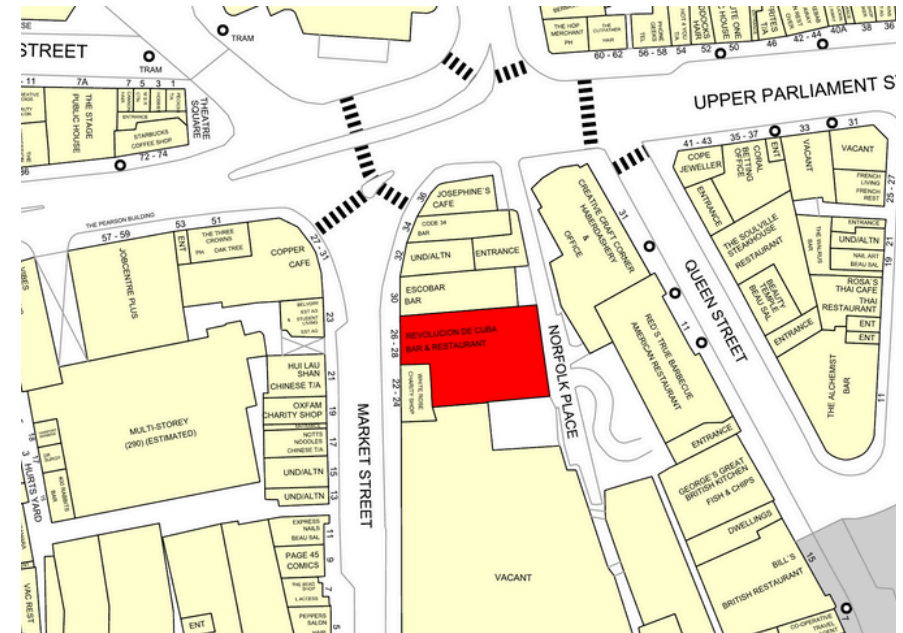
Revolution is situated in the heart of the leisure circuit in Nottingham with nearby operators including Be at One, Cosy Club, Lloyds No.1 Bar (JD Wetherspoon), The Loxley (Stonegate) and a number of independent bar and restaurant operators.

DESCRIPTION

The five storey terrace building is arranged over lower ground, ground, first, second and third floors with exposed stone and brick elevations beneath a multi pitched tiled roof.

TENURE

The property is held freehold (Title number NT12906)



ACCOMMODATION

Cellar – The cellar comprises multiple storage rooms, a beer store, and a reserved stock area, ideal for back-of-house operations and inventory management.

Lower Ground Floor – The lower ground floor offers further storage and preparation areas and features a commercial kitchen. This level also includes multiple male and female toilet facilities, as well as a staircase providing access to the upper floors.

Ground Floor – The ground floor is split into two main sections. The primary area is a large open-plan space with a main bar running along one elevation, complemented by a spacious hall with high ceilings and multiple access points. The secondary area includes an additional room fitted with fixed booths and a disabled toilet.

First Floor – The first floor features two bars, fixed seating throughout, and additional male and female toilet facilities.

Second Floor – This level consists of several rooms of varying sizes, currently used as back of house for office, meeting and storage space.

Third Floor – Again this space provides back of house accommodation and provides additional rooms including dedicated space for utilities and tanking system.

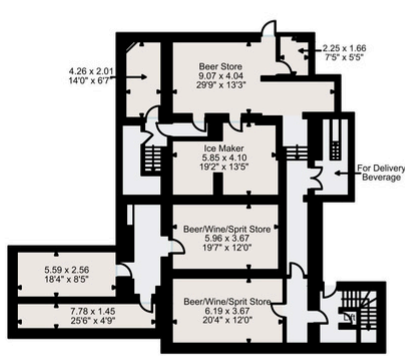


FLOOR AREAS

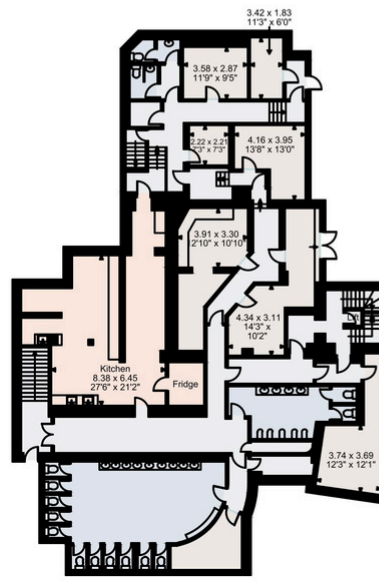
The property has the following approximate gross internal floor areas:

UNIT	GIA (M2)	GIA (FT2)
Cellar	220	2,368
Lower Ground Floor	407	4,382
Ground Floor	453	4,871
First Floor	471	5,071
Second Floor	393	4,226
Third Floor	211	2,268
Total	2,154	23,186

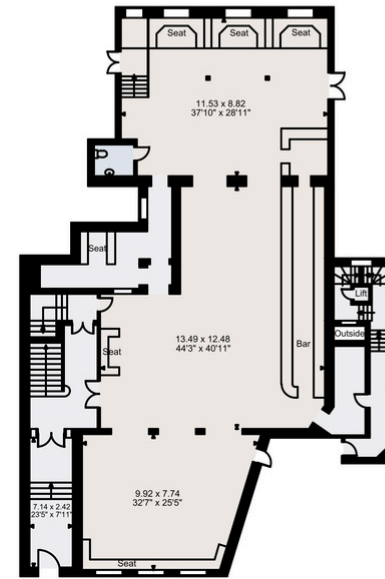




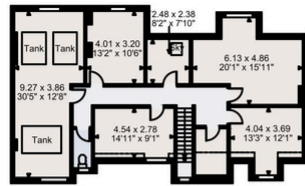
Cellar



Lower Ground Floor



Ground Floor



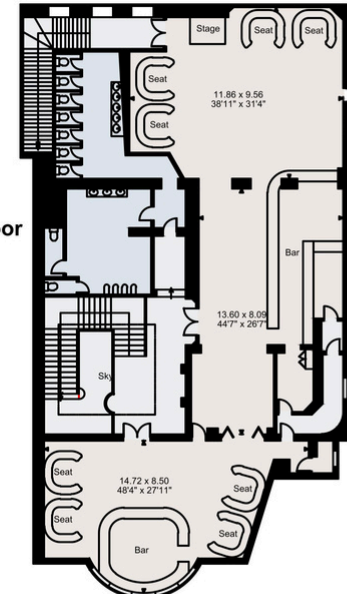
Third Floor



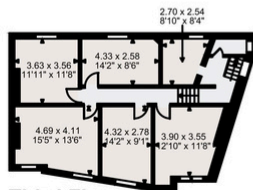
Second Floor



Ground Floor



First Floor



Third Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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TENANCY

Freehold. The property is let to Revolucion De Cuba Limited with guarantee from Revolution Bars Group PLC on a 25 year FRI lease from 26th August 2015 to 28th August 2043 with a break on 27th August 2032. The rent passing is £185,000 p.a. and is subject to five yearly rent reviews on an upwards only basis in which are reviewed based on an open market rent.

COVENANT

The Revel Collective Plc, formerly known as Revolution Bars Group Plc, is a prominent operator of premium bars and pubs across the United Kingdom. Established in 1991, the company has grown to encompass approximately 60 venues, employing around 2,300 individuals nationwide.

In 2024, the company rebranded to The Revel Collective Plc, reflecting its expanded portfolio and diversified offerings. The group's estate comprises 62 sites, including 22 Peach Pubs, 15 Revolución de Cuba bars, 27 Revolution bars, and one Founders & Co. location. The Revel Collective Plc's summarised accounts are highlighted below:-

	29 June 2024
Turnover (£)	149,544,000
EBITDA (£)	8,876,000
Total Assets (£)	91,360,000

Website - <https://www.therevelcollective.com/>



PLANNING

This property is a Grade II listed building (1254782) and within the Nottingham Conservation Area.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

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TERMS

Offers in excess of £1,950,000 are invited for the benefit of our clients freehold interest. A sale at this level would reflect a net initial yield of 8.93%.





FIXTURE & FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.

MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



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