



# Wellington Inn

## Freehold

Offers in the Region of **£325,000** Excluding VAT (if applicable)

Wellington Inn, 103 Nottingham Road, Eastwood, Nottinghamshire, NG16 3GH

### AT A GLANCE

- Excellent Town Centre Location
- Open Plan Ground Floor Trading Area
- Total Site Area – 0.258 acres
- Small Car Park to Rear
- Situated in the Heart of Historic Nottinghamshire Market Town
- Outdoor Drinking Areas
- 4 Bedroom Domestic Accommodation
- Ground Floor GEA - c. 2,784 ft<sup>2</sup>
- Leasehold Option Available
- Currently Wet Only Trade but with Capacity to Introduce Food

### Viewing And Further Information

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## PROPERTY

The Wellington is a two-storey brick-built detached property of painted elevations beneath a pitched tiled roof, with single storey brick-built flat roof extensions to the rear. The property briefly comprises front entrance porch providing access to the open plan single Bar, with wood panelled bar servery, upholstered perimeter seating, fireplace with wood-burner and seating for approximately 60. The Ladies & Gents W.C.s are accessed from the trading area. The property also has a semi-commercial catering kitchen situated to the rear of the servery, a basement beer cellar and an exterior store room.

The domestic accommodation is located on the first floor and briefly comprises a large lounge, domestic kitchen, an office leading through to 2x double bedrooms, 2x further bedrooms and bathroom.

To the exterior, the pub sits in a quarter of an acre plot encompassing an outside seating area to the front with picnic bench seating for 48, a 5-space customer car park area to the rear, a rear beer garden with picnic bench seating for c.20, and a private rear yard with off road parking and garage.

## PLANNING

The local authority is Broxtowe Borough Council. We understand the Property is not Listed and located outside of the Eastwood Conservation Area. The Wellington does appear on the Local Authority's AVC Register. It was entered onto the list on 6th January 2023.

## UTILITIES

We understand all mains services are connected.

## MEASUREMENTS

Ground Floor GEA - c. 2,784 ft<sup>2</sup>  
Total site area – c 0.258 acres

Measurements are taken from digital mapping and are approximate.

## FIXTURES & FITTINGS

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser, excluding any third party items.



## THE BUSINESS

The vendor runs a leased and tenanted estate and has not occupied the property. The vendor does not have any historical knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information.

## RATES & CHARGES

Rateable Value – Public House: £20,000 (2023).

## TENURE

Offers are invited for the Freehold Interest. Leasehold Option is also available.



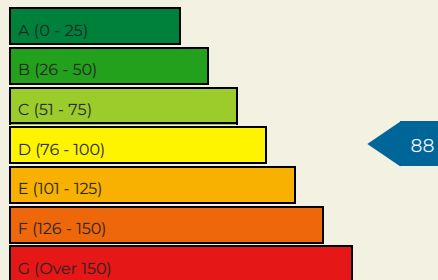


**LOCATION**

The Wellington is prominently situated on Nottingham Road in the centre of the Nottinghamshire town of Eastwood. Eastwood is a former coal mining town and civil parish in the Broxtowe district of Nottinghamshire, located approximately 8 miles (13 km) northwest of Nottingham and 10 miles (16 km) northeast of Derby on the border between Nottinghamshire and Derbyshire. Mentioned in Domesday Book, it expanded rapidly during the Industrial Revolution. The town is known for being the birthplace of the Midland Railway and novelist of D. H. Lawrence. The population within a 1 km radius of the pub is 12,140.



**EPC**



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