

32 Stoney Street, Nottingham, Nottinghamshire NG1 1LL

Leisure Investment in City Centre

- Established city centre location, in the fashionable Lace Market area
- Let to Bluu Ltd, a subsidiary of Marston's plc let until 2026
- Close to other significant licensed operators including All Bar One, Pitcher & Piano and Lizard Lounge
- 6 Week Completion Available

lot 12

Rent
£60,000
per annum
exclusive



On behalf of G B Judd
and S J Hunt acting
as Joint LPA Receivers



Location

Miles: Nottingham City Centre, 27 miles north of Leicester,
49 miles north-east of Birmingham

Roads: A46, A52, M1

Rail: Nottingham Railway Station

Air: Nottingham East Midlands Airport

Situation

The property is situated in the fashionable Lace Market Quarter in the city centre, close to the prime retail area of The Market Square. The property benefits from its proximity to the Lace Market leisure circuit with nearby occupiers including All Bar One, Pitcher & Piano, Lizard Lounge and the Lace Market Hotel. In addition, the property is well connected being a short walk from all the city centre amenities, the state of the art tram system, bus station and mainline train station.

Description

The property comprises retail and ancillary accommodation over ground floor and basement, forming part of an attractive larger period building.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Bar and Nightclub	273.59 sq m (2,945 sq ft)	BLUU LTD (Subsidiary of Marstons plc (i))	25 years from 14/03/2001 until 2026	£60,000	13/03/2016 and 5 yearly
Basement	Bar, Nightclub and Ancillary	273.59 sq m (2,945 sq ft)				
Totals		547.18 sq m (5,890 sq ft)			£60,000	

(i) Bluu Ltd has sublet the property to Unique Nightclubs Ltd. Bluu is a premium food and late night venue group operated by the Pitcher & Piano management team and is part of the managed pub division of Marston's plc. (Source: www.marstons.co.uk). In addition Bluu operate from outlets in London, Birmingham and Manchester. (Source: www.bluu.co.uk)

For further details please contact:

Peter Cunliffe
Tel: +44 (0)20 7034 4852.
Email: peter.cunliffe@acutus.co.uk

Tom Ryder
Tel: +44 (0)20 7034 4862.
Email: tom.ryder@acutus.co.uk
www.acutus.co.uk

Solicitors:
Freeth Cartwright
Cumberland Court, 80 Mount Street, Nottingham NG1 6HH.
Tel: +44 (0)845 050 3631.
Email: Guy.Winfield@freethcartwright.co.uk
Ref: Guy Winfield.

Tenure

Long Leasehold. Held for a term of 125 years from 25/12/1999 at a peppercorn rent.

VAT

VAT is applicable to this lot.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers excluding any title guarantees, warranties or indemnities. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

