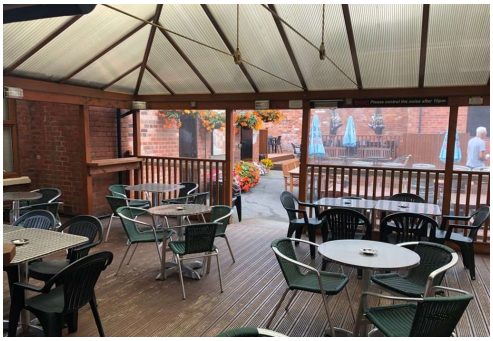
Pepperdine & Freckingham
commercial sales & lettings

Asking Price Of £475,000
VAT will be applicable



In The Middle, Langley Mill, Nottinghamshire, NG16 4DU

Well established Freehold for sale

Large well maintained corner public house. Busy roadside location

Turnover to year end March 2018 £440,000 net of VAT

3/4 bedroom owner's accommodation

Finance available subject to status

Location
Located on Station road, the main route through the Nottinghamshire town of Langley Mill. The town has recently received significant investment with new retailers including McDonalds and Sainsbury's around the corner. Langley Mill is easily accessed via the A610, off J26 of the M1 motorway (approximately 4 miles to the East).

Property Description
The property is a large 2 storey corner brick building under a pitched slate roof. With outbuildings and enclosed rear courtyard with mutiple raised decked areas. Rear access to owners parking bay and side access to the function room. With basement beer cellar and external drop.

Accommodation
The property has open plan ground floor trading areas with some split level, with large central bar servery. The trading areas comprise circa 80 covers.
Double doors leading to an enclosed rear decked area offering a smoking solution. With further patio area and raised decked area.
Outbuildings for storage.
Catering kitchen - fully equipped to trade with 2 further rooms offering storage and preparation areas.
Owners accommodation on the first floor and comprising:-
3 bedrooms, kitchen/breakfast room, lounge, office, store room.
The former function room is located on the first floor and offers potential for letting accommodation STPP.

Trading information & Terms
Turnover to the year-end 31st March 2018 was £439,217 with an EBITDA of £70,000
Turnover to the year-end 31st March 2017 was £410,414
Offered for sale freehold with vacant possession.

Rates
According to the valuation office agency website the current rateable value is £37,250 per annum. For rates payable or other rating queries, interested parties are advised to contact to relevant local authority.

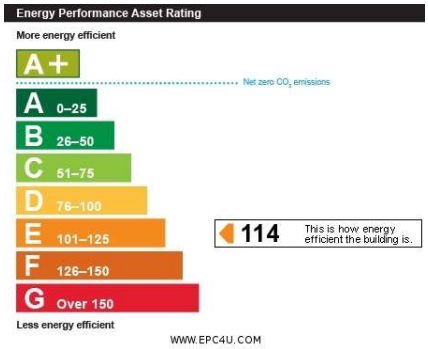
VAT
The property is opted to Tax so VAT will be charged on the purchase price.

Legal Costs
Both Parties will be responsible for their own legal costs.

Viewing
Viewing is strictly by prior appointment via the sole agents P&F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Parking
There is parking for 2 owner's vehicles off road within the side courtyard area.

Other
Finance may be available through Independent Financial Brokers and P&F Commercial would be pleased to make an introduction for you. The Brokers are completely Independent of P&F Commercial and will offer confidential, unbiased advice regulated by the Financial Authorities. Please ask for further details.



Contact Details

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Important; we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.