



Nancy's Bordello

13 Argyle Street
Newcastle upon Tyne
NE1 6PF

Freehold: £425,000 + VAT

Ref: 6450525

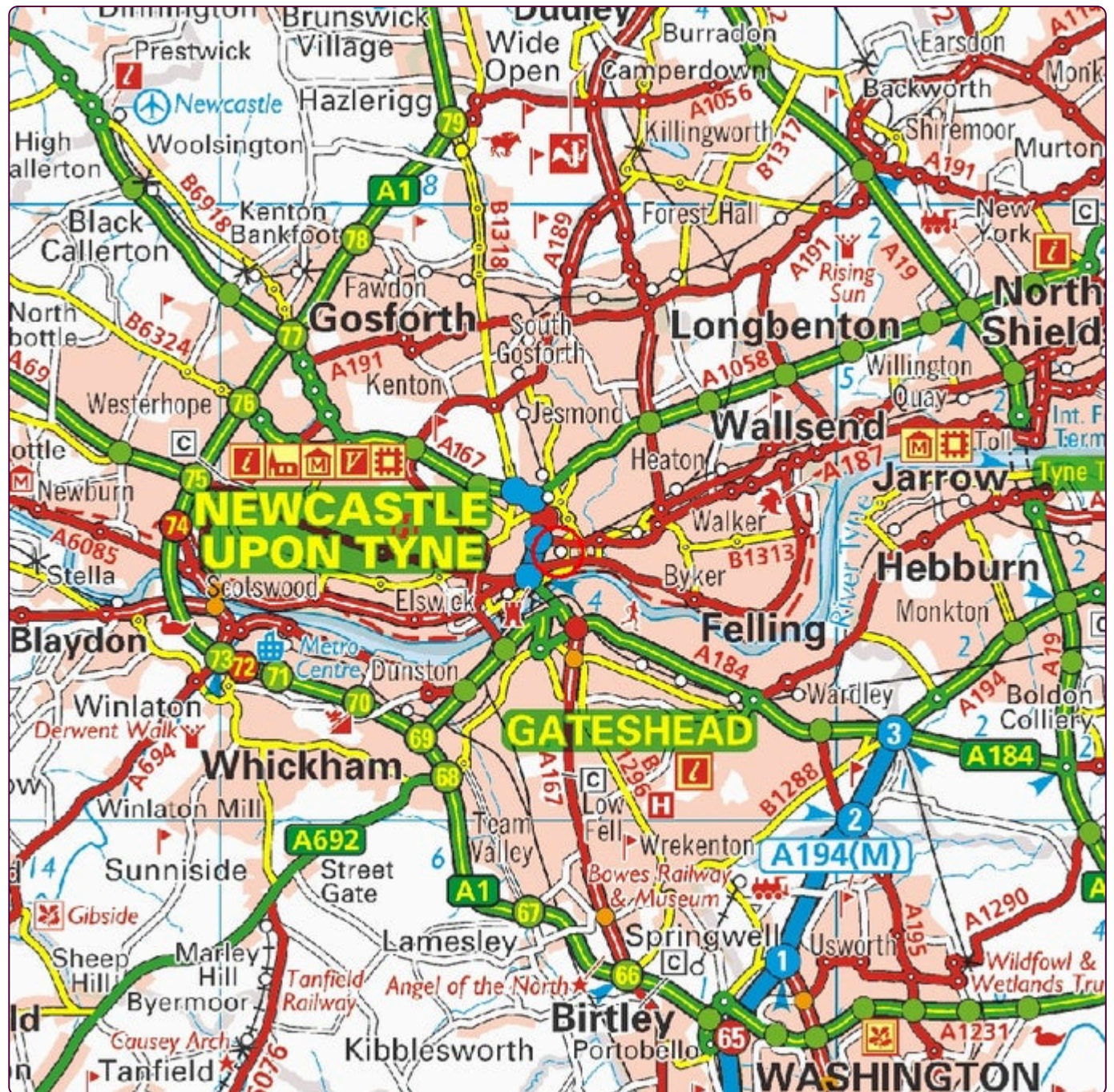
KEY HIGHLIGHTS

- City Centre Location
- Split over Four Storeys
- Densely Populated Residential/Commercial Area
- Close proximity to Northumbria University
- Potential for Alternative Use (STPP)
- Licensed until 02:45am* - EPC Rating C

LOCATION

The property is located on Argyle Street in the Manors area of Newcastle upon Tyne, a densely populated residential area, primarily made up of student dwellings.

Manors Metro station is just a three minute walk away and Newcastle City Centre is less than half a mile away, just nine minutes walk. Newcastle Business School at Northumbria University is only a four minute walk away and the main campus a further few minutes. The renowned Quayside is also less than 10 minutes walk.





THE OPPORTUNITY

The business closed in March 2019 in line with Covid measures and has not reopened.

The owners, The Apartment Group, have focussed their attention on building their wedding venue business and have added numerous new venues to their portfolio during this time. Nancy's being a smaller venue has not been a focus of theirs.

This presents an opportunity for an aspirational pub/bar/restaurant operator to reopen a venue which held a superb reputation prior to its closure.

The immediate area is now far more densely populated than it was when the current owners used to operate the site which suggests it would likely be incredibly busy if it were to reopen.

DESCRIPTION

Nancy's Bordello was a very successful 'neighbourhood bar' for more than 10 years prior to its closure, which was brought about by the pandemic. Popular with students and young professionals, the venue also had a strong function trade.

With another busy pub less than 200 metres away, demonstrating demand for licensed premises in the area, Nancy's presents a superb opportunity for an experienced licensed operator to reopen the site.

INTERNAL DETAILS

Ground Floor

Main Bar

First Floor

Second bar/function room with terrace

Second Floor

Commercial catering kitchen and offices

Basement

Cellar

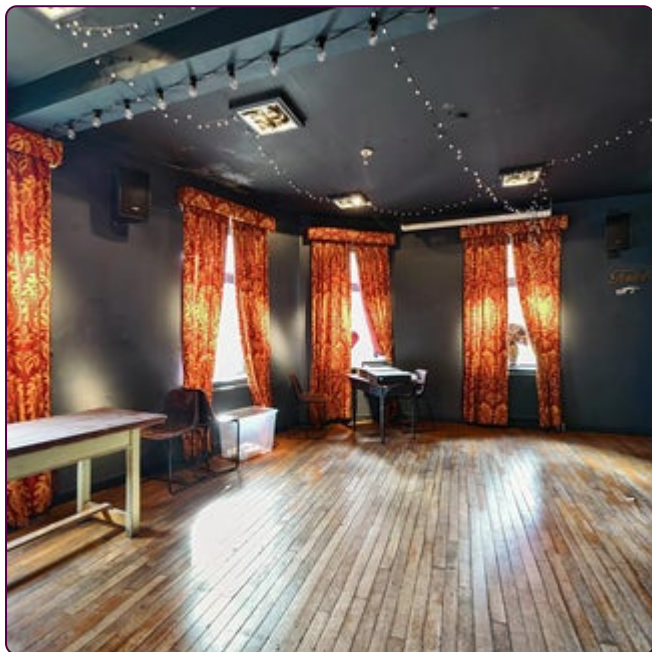
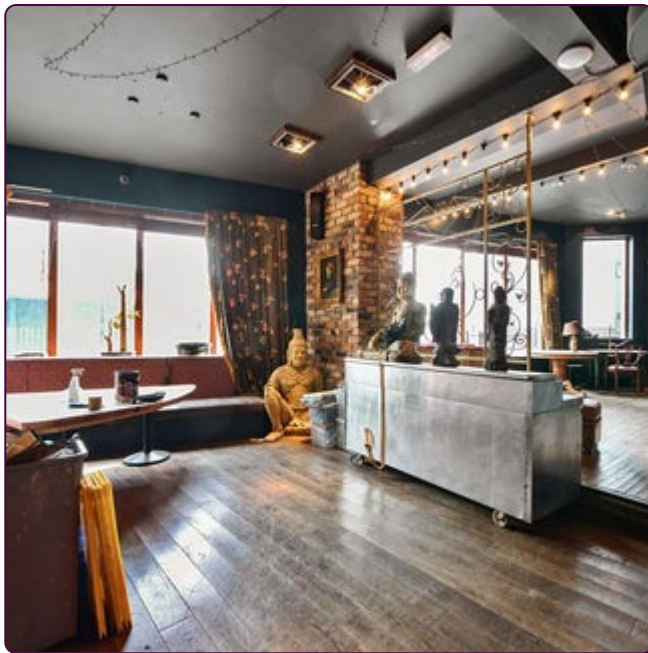
FIXTURES & FITTINGS

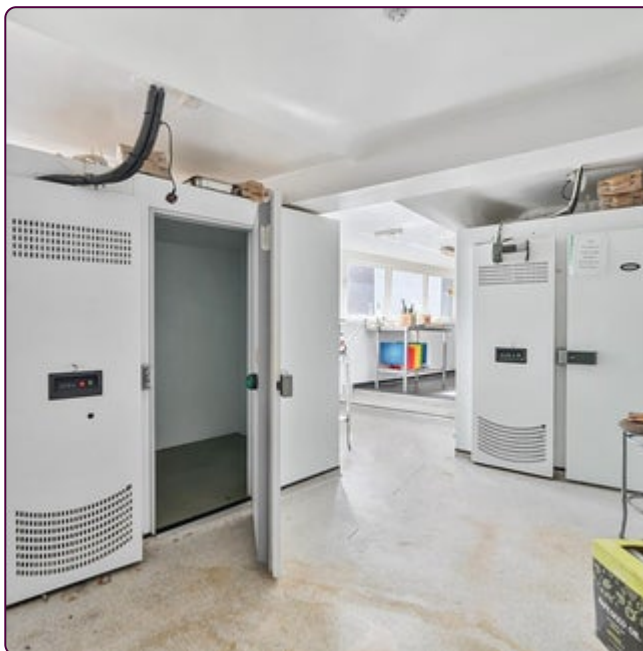
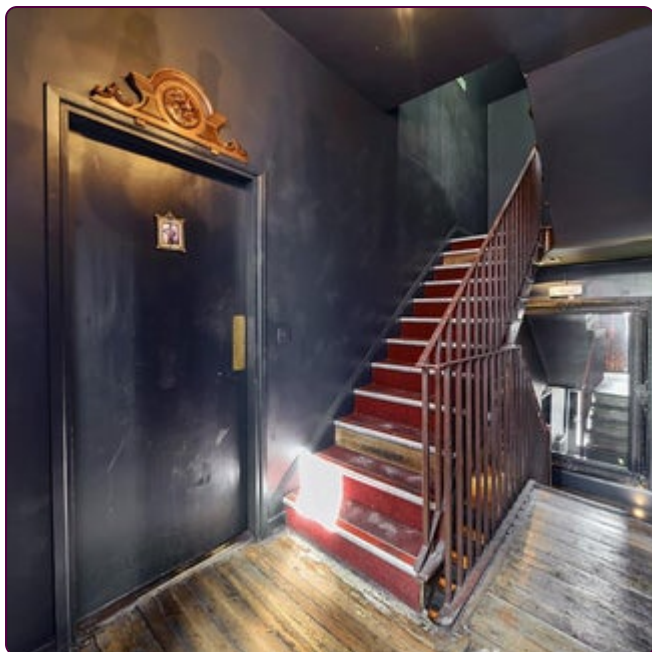
We are advised that the majority of fixtures & fittings at the property are included in the sale, subject to an inventory.

VAT

Please note that the purchase is subject to VAT at the prevailing rate.







DEVELOPMENT POTENTIAL

Given that the property is located in such a high density residential area, it may be well suited for conversion to student accommodation or residential use, subject to the appropriate planning permissions being obtained.

Equally, conversion to office accommodation or other commercial use would be viable.

REGULATORY

Premises License

BUSINESS RATES

The Rateable Value as of 1 April 2023 is £35,500. Enquiries should be made with the Local Authority (Newcastle City Council) to determine Business Rates payable.



Argyle Street, Newcastle Upon Tyne, NE1

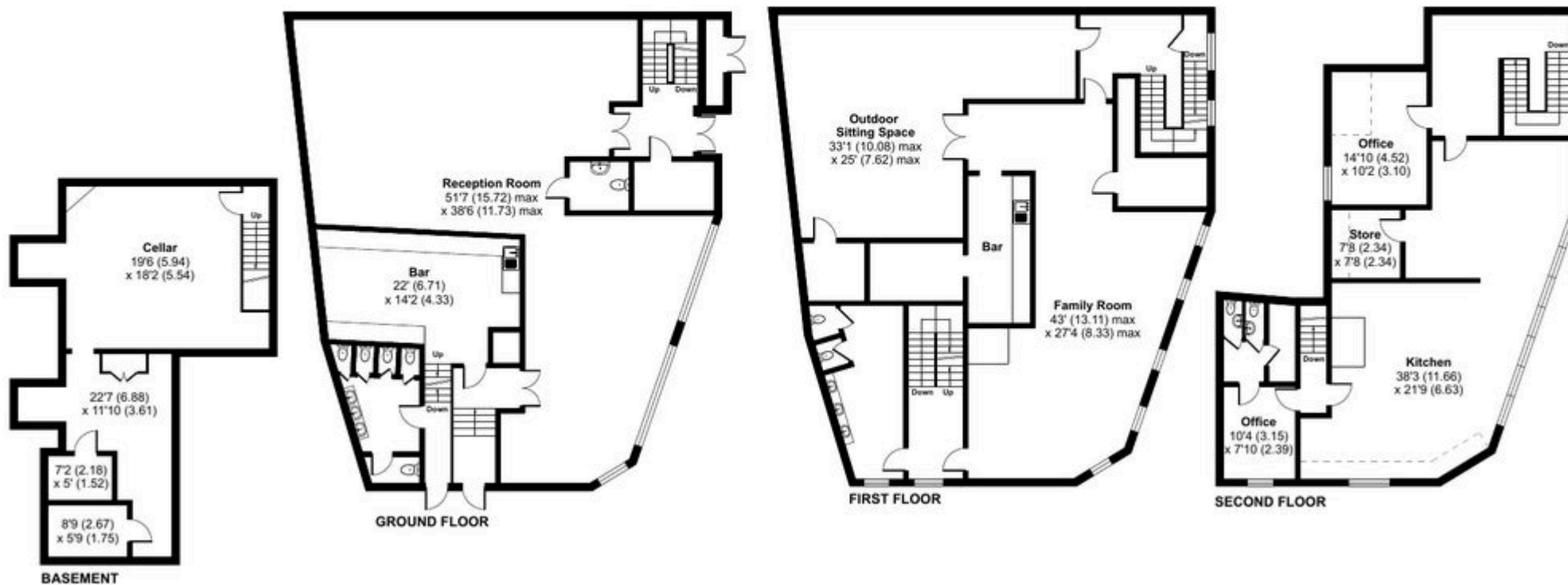
Approximate Area = 6273 sq ft / 582.7 sq m

Limited Use Area(s) = 90 sq ft / 8.3 sq m

Total = 6363 sq ft / 591 sq m

For identification only - Not to scale

Denotes restricted
head height





DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

T: 0344 412 4944

E: enquiries@christiefinance.com

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CONTACT

T: 01908 920 570

E: enquiries@christieinsurance.com

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



MARSLIE MCGREGOR

Business Agent - Pubs & Restaurants

T: +44 7813 072 460

E: marslie.mcgregor@christie.com

CONDITIONS OF SALE

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