



Waterside Bar & Kitchen

- Renowned Riverside Bar and Restaurant
- On main route to Nottingham city centre
- Prime location to Nottingham's major sports
- Two section bar/restaurant (circa 130 covers)
- Large external riverside terrace (circa 120)
- Licensed capacity of circa 400 persons. EPC Rating C

1 Bridgford House, West Bridgford, Nottingham, NG2 5GJ

Freehold: £700,000

Ref: 5752396

LOCATION

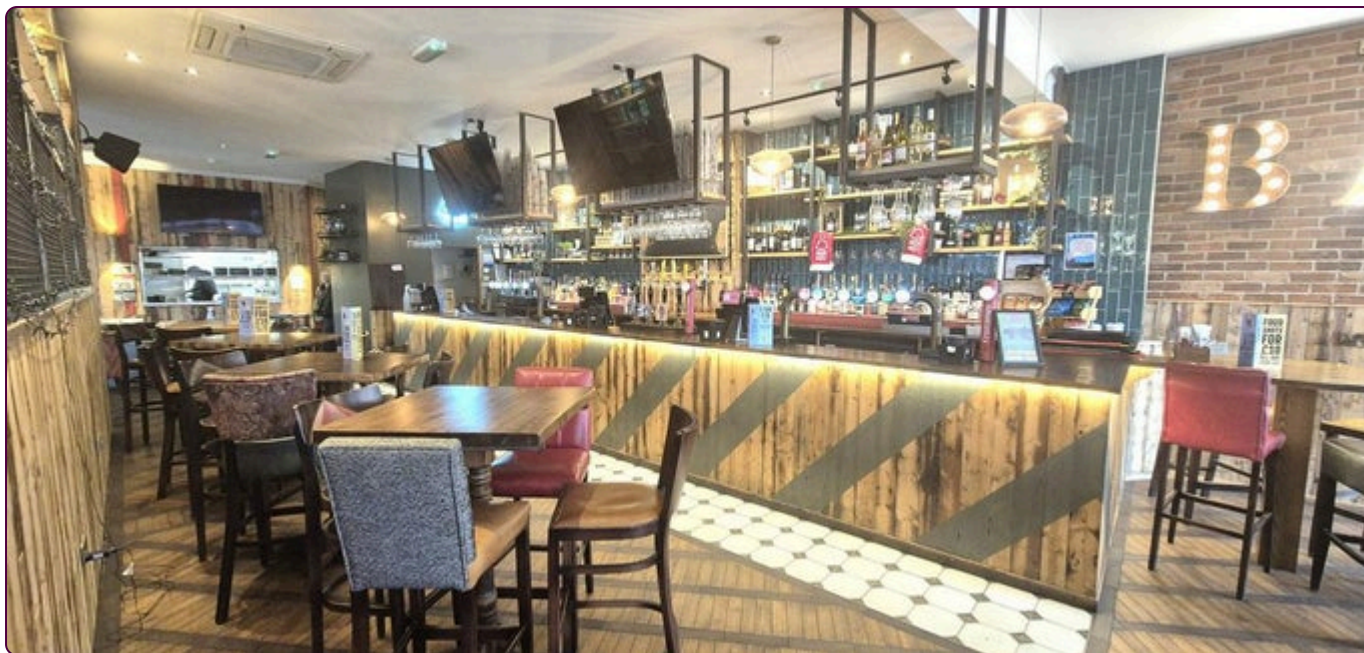
The property is prominently positioned on the A60 London Road, an arterial route into Nottingham city centre, adjacent to the River Trent and the south side of the city's iconic Trent Bridge.

Nottingham city centre is situated approximately two miles to the north, whilst the affluent suburb of West Bridgford is situated approximately half a mile to the south-east. Nottingham Forest's City Ground stadium and Nottinghamshire County Cricket Club's Trent Bridge Cricket ground are both situated within 150 metres of the business.

Nottingham is easily accessed via junction 24 of the M1 motorway from the south and junction 26 from the north; Derby is located 15 miles to the west, Sheffield 35 miles north and Birmingham is approximately 50 miles to the south-west.

The city of Nottingham has a population of approximately 315,000 and an urban population of 730,000. The city benefits from having two universities, is also the home of major companies including Boots, Speedo and Experian and is widely considered to be the regional capital of the East Midlands.





DESCRIPTION

The subject premises, which is offered in excellent decorative order, is a single storey "lock-up" bar/restaurant premises, occupying the ground and basement areas of a substantial 10 storey modern purpose built residential waterside apartments building.

Internally, the public trading areas consist of a 2-section seating area, plus a designated games area with pool table and darts board and a large single bar server area. The conservatory area provides the flexibility of additional seating space as well as function space.

Externally, there is a large, raised patio area with covered and open seating areas providing "alfresco" dining and drinks area for around 120 persons.



INTERNAL DETAILS

Public Trade Areas

- Bar/restaurant with games area (90 covers)
- Conservatory/function area (40 covers)

Additional Areas

- Ladies, gents & disabled WC's
- Basement beer cellar and food store
- Well-equipped catering kitchen
- Managers' office

FIXTURES & FITTINGS

We have been informed the trade fixtures and fittings at present in the property will be included in the sale with the exception of any company branded items.





EXTERNAL DETAILS

- Large, raised patio overlooking the River Trent. (circa 120 covers)



TRADING INFORMATION

Trading accounts provided to us show for the financial year ending March 2025 a forecast turnover of £746,000 net of VAT with a gross profit of 71%. The current trade split is approximately 80% wet sales and 20% food sales.



THE OPPORTUNITY

Waterside Bar and Kitchen currently operates as a “wet-led” managed house offering a wide range of ales and lagers, with a variety of promotional offers to the target audiences that the venue attracts. The food menu boasts a diverse offering, featuring traditional pub classics, light bites and tempting desserts. The menu caters for many dietary preferences.

Trade is drawn from the various districts & suburbs including the affluent area of West Bridgford within the Rushcliffe district. The proximity to The City Ground (Nottingham Forest) and famous Trent Bridge Cricket Ground (Nottinghamshire Cricket Club), along with Meadow Lane (Notts County FC), positions the bar within the heart of the sporting Mecca of the region, offering significant footfall on match days. In addition to the stadia, Victoria Embankment hosts numerous events and water-based societies, with the annual Riverside Festival & Robin Hood Half Marathon based here.

The location and internal condition favour a continuation of its existing operation, focusing on sports, local events and significant residential and student presence within the area. There is opportunity to improve the external trade through automation and renovations.

STAFF

The business is operated by two full time and 19 part time staff as and when required. The General Manager looks after other sites within the city and is not part of the staff list. The bar has four supervisor level staff.

TRADING HOURS

The business currently operates from:

Monday to Thursday 4pm until 10.30pm

Friday 12 midday – 11pm

Saturday 9am – 11pm

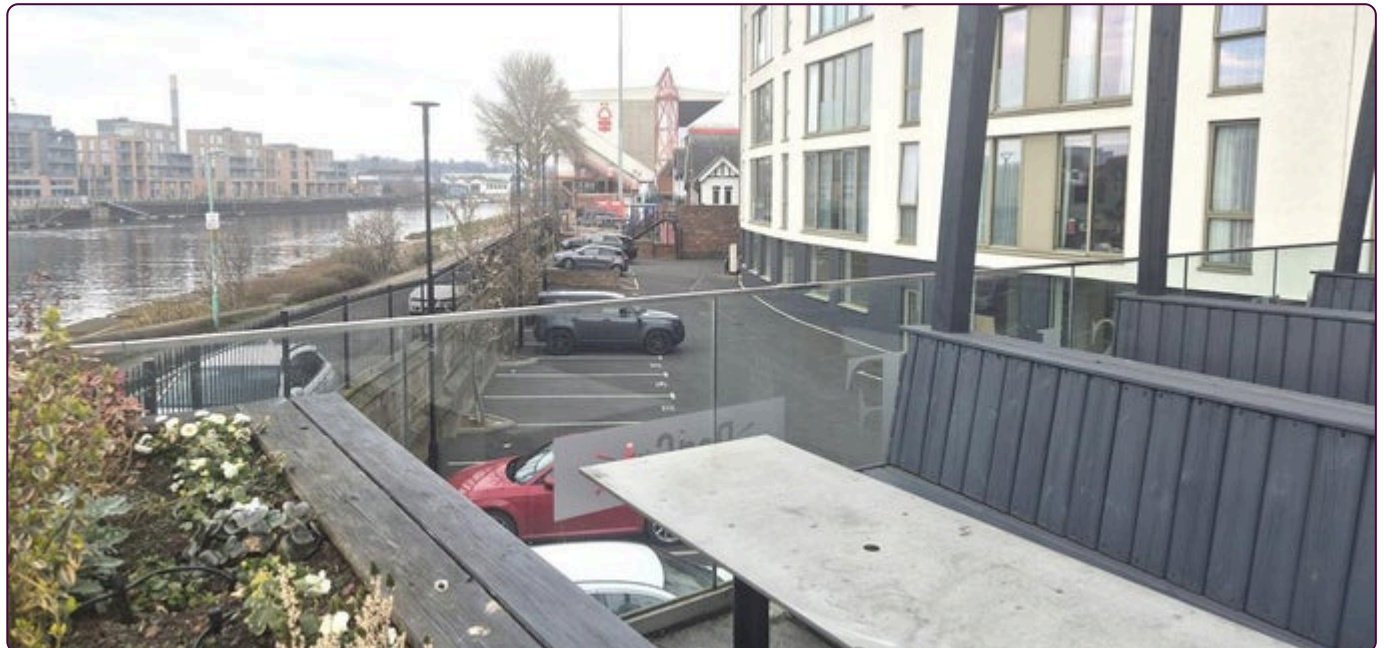
Sunday 12 midday – 8pm

TENURE

Virtual Freehold. The property is held on a 999 year lease from June 2020 with a fixed peppercorn annual rent for the entire duration of the lease term.

BUSINESS RATES

Rateable value £34,500 with effect from 1st April 2023.



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

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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:



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