

## Chequers Inn

High Street, Hucknall, Nottinghamshire, NG15 7HD



### For Sale Freehold Licensed Premises Guide Price: £225,000 plus VAT Sole Selling Agent

- Located in the heart of Hucknall
- Prominent town centre location
- Ground Floor Gross External Area is approximately 3,300 square feet
- Plot size amounting to circa 0.29 acres
- Sizeable open trade area
- Private accommodation spread across the first and second floor
- Car park and trade garden located to the rear of the property
- Alternate use potential subject to obtaining the necessary consents

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## Location

Hucknall is a town in the district of Ashfield, Nottinghamshire. It was historically a centre for framework knitting and then for mining but is now a focus for other industries and a dormitory town for Nottingham.

The Chequers is situated on the High Street, surrounded by predominantly retail, offices and other licensed properties.

## Accommodation

The Chequers is a three-storey end terrace property of brick construction with painted and rendered elevations beneath a pitched slate roof.

Internally the ground floor trading area comprises; an open plan trade area for circa 40 covers, with a single servery to the right, two snooker tables and a DJ booth and dance floor area.

Ancillary trade areas include customer WC's, dry stores, commercial kitchen and basement cellage. Part of the first floor forms a function room with capacity for circa 50.

Private accommodation is located on the first and second floors. The first floor comprise: a kitchen, living room, stores and WC. The second floor comprise: four double bedrooms and a bathroom with WC.

Externally the property benefits from a large trade yard with circa 55 covers with outhouses used for storage and circa 15 car parking spaces.

**Ground floor GIA of 3,294 square feet sitting on a plot size of 0.29 acres.**

The Chequers Inn offers considerable scope for local public house operators and restaurateurs. The property has potential for a range of uses, subject to the granting of relevant permissions, and is likely to be of interest to local developers and builders.



**0121 227 2311**

Top Floor, Gatsby Court, 170 Holliday Street, Birmingham, West Midlands B1 1TJ  
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HM Land Registry  
Official copy of  
title plan

Title number **NT341777**  
Ordnance Survey map reference **SK5349SE**  
Scale **1:1250**  
Administrative area **Nottinghamshire :  
Ashfield**



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## General Information

### Rating

The current Rateable Value is assessed at £34,000.

### Licences

It is understood that the property currently possesses a Premises Licence.

### Services

We are verbally advised that all mains services are connected to the property.

### Trading

The premises are currently open for trading.

### Tenure

The property is being sold freehold with vacant possession.

### Fixtures and Fittings

The sale of the property will include trade fixtures and fittings which are in the absolute ownership of the Seller and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

### Energy Performance Certificate

The property has a current EPC rating of a C.

### VAT

VAT will be applicable on the sale of this property.



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## Agent Details

For further details please contact



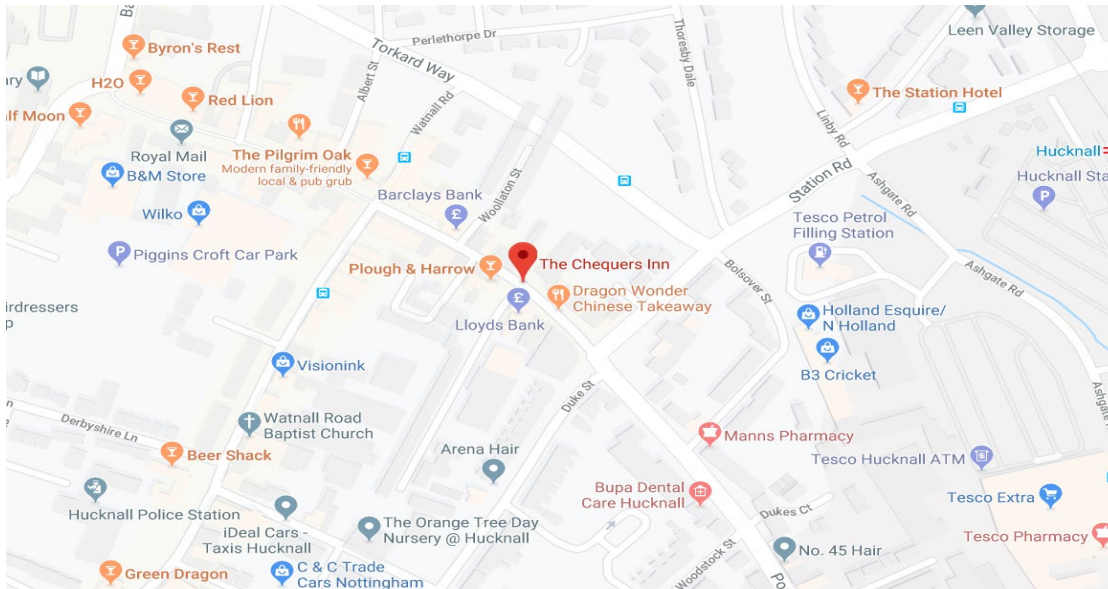
**Elliot Morrell**  
**Surveyor, Birmingham**



**07552 403 185**



**elliott@jamesabaker.co.uk**



## Disclaimer

JAMES A BAKER for themselves and for the vendors of this property, whose agents they are, give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
2. Descriptions, dimensions, plans, reference to condition and planning permission for use and occupation and other details are given without responsibility and intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each item.
3. It is emphasized that in these particulars of sale, items of furniture, fixtures, fittings and equipment mentioned are for descriptive purposes only and do not necessarily form part of the trade inventory referred to above.
4. No person in the employment of James A Baker has any authority to make or give representation or warranty whatsoever in relation to this property.

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