



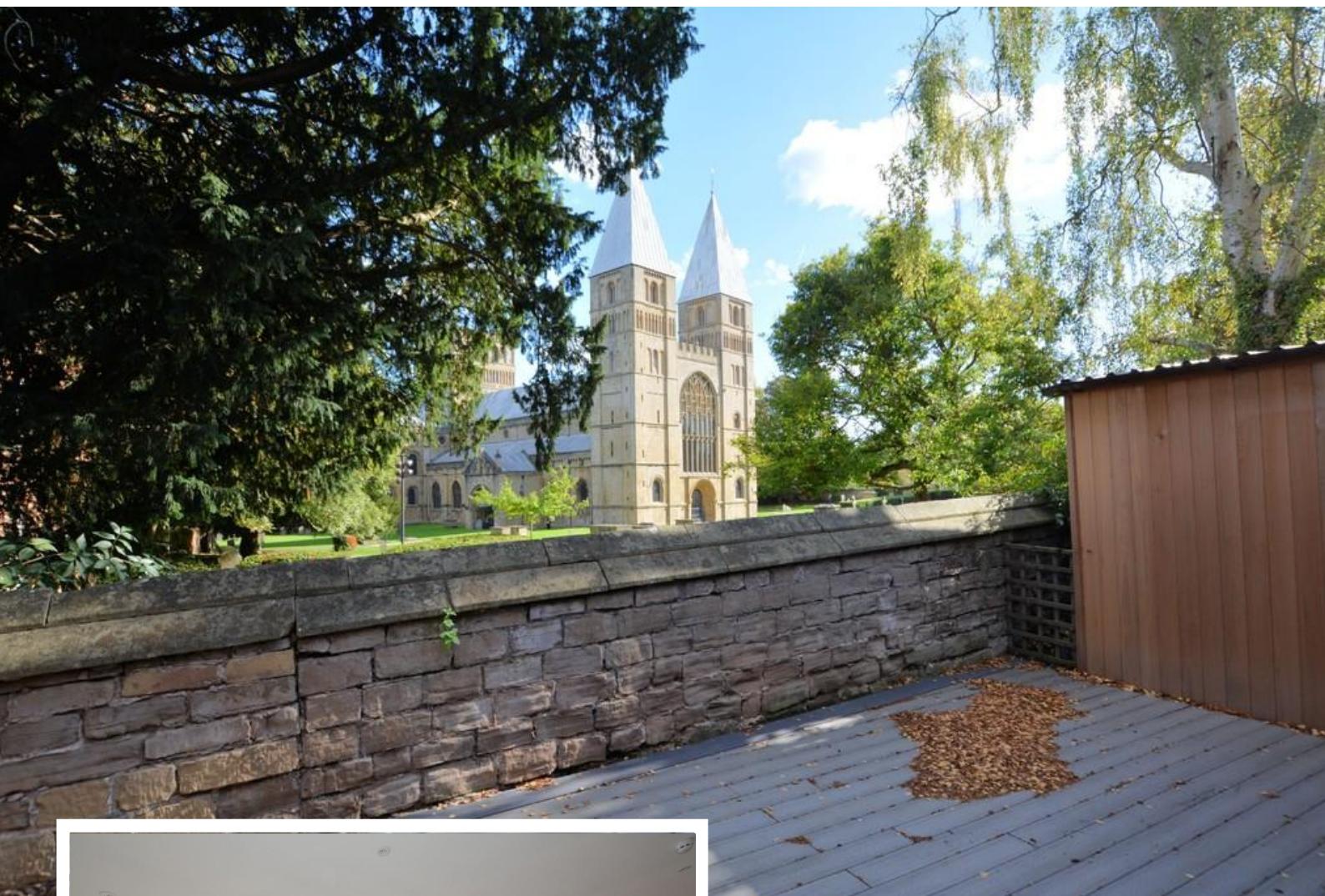
## Ground Floor Restaurant Premises To Let

**1 Westgate, Southwell, NG25 0JN**

**Rent £25,000 Per Annum**

We are delighted to offer to the market this superb ground floor, former restaurant accommodation, comprising a mixture of open-plan and more intimate dining areas, together with the stunning feature of an outdoor dining area, with views overlooking Southwell Minster, accessed by full-width bi-fold doors. The property is located centrally within the highly desirable and affluent Market Town of Southwell having a vibrant community and superb range of local and national retailers and famous for its Racecourse and Southwell Minster, a magnificent Cathedral located directly behind this property.





**DIRECTIONS**  
The property is located centrally within the historic Market Town of Southwell. Westgate is located adjacent to Market Place, Church Street, King Street and Queen Street, all within the town centre. Southwell is located approximately 15 miles north-east of Nottingham City Centre and 8 miles west of Newark on Trent.

**LOCATION**  
Southwell is a picturesque market town and civil parish in Nottinghamshire, England, known for its historic Southwell Minster, a grand cathedral, and its independent shops and local produce. The town also boasts a weekly Saturday market in the market square and is famous for being the origin of the Bramley apple, celebrated annually at a local festival. The population of Southwell, Nottinghamshire, was 7,491 according to the 2021 census.

**ACCOMMODATION**  
The premises are accessed via a side entrance door into the main open-plan restaurant area - 7.5 metres wide x 6.2 metres having full-width bi-fold doors opening onto the outdoor terrace overlooking Southwell Minster.

There is a smaller panelled dining room with stunning fireplace - 4.4 metres x 3.2 metres and an additional dining area with a bay window overlooking Westgate - 7.5 metres x 4 metres.





There is a disabled access WC facility together with a kitchen and preparation area. The kitchen extends to 3.1 metres (max) x 3.2 metres and the additional preparation space extends to a further 1.1 metres x 8.2 metres.

In addition, there is also a basement suitable for storage.

The accommodation is ready for a future Tenant to equip with furnishings and catering equipment, but has been recently refurbished to a good standard.

#### **SERVICES**

Mains gas, water, electricity & drainage are connected to the property.

EPC Rating - Exempt as Grade II Listed Building.



#### **LEASE TERMS**

The premises are available to let for a term of years to be agreed on an Internal Repairing & Insuring basis, at an initial rent of £25,000 per annum. The Lease will be subject to three yearly rent reviews. A deposit may also be payable.

#### **BUSINESS RATES**

Rateable Value - £12,500

Small Business Multiplier (2024/2025) 49.9p in the £.  
The property may qualify for small business rates relief.

It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

#### **VAT**

VAT is payable at the prevailing rate.

#### **LEGAL COSTS ETC**

The prospective Tenant will be responsible for the payment of a referencing fee of £120 inc VAT and in addition, the ingoing Tenant will be responsible for the Landlord's reasonable legal costs for the preparation of the Lease. Further details are available on request.

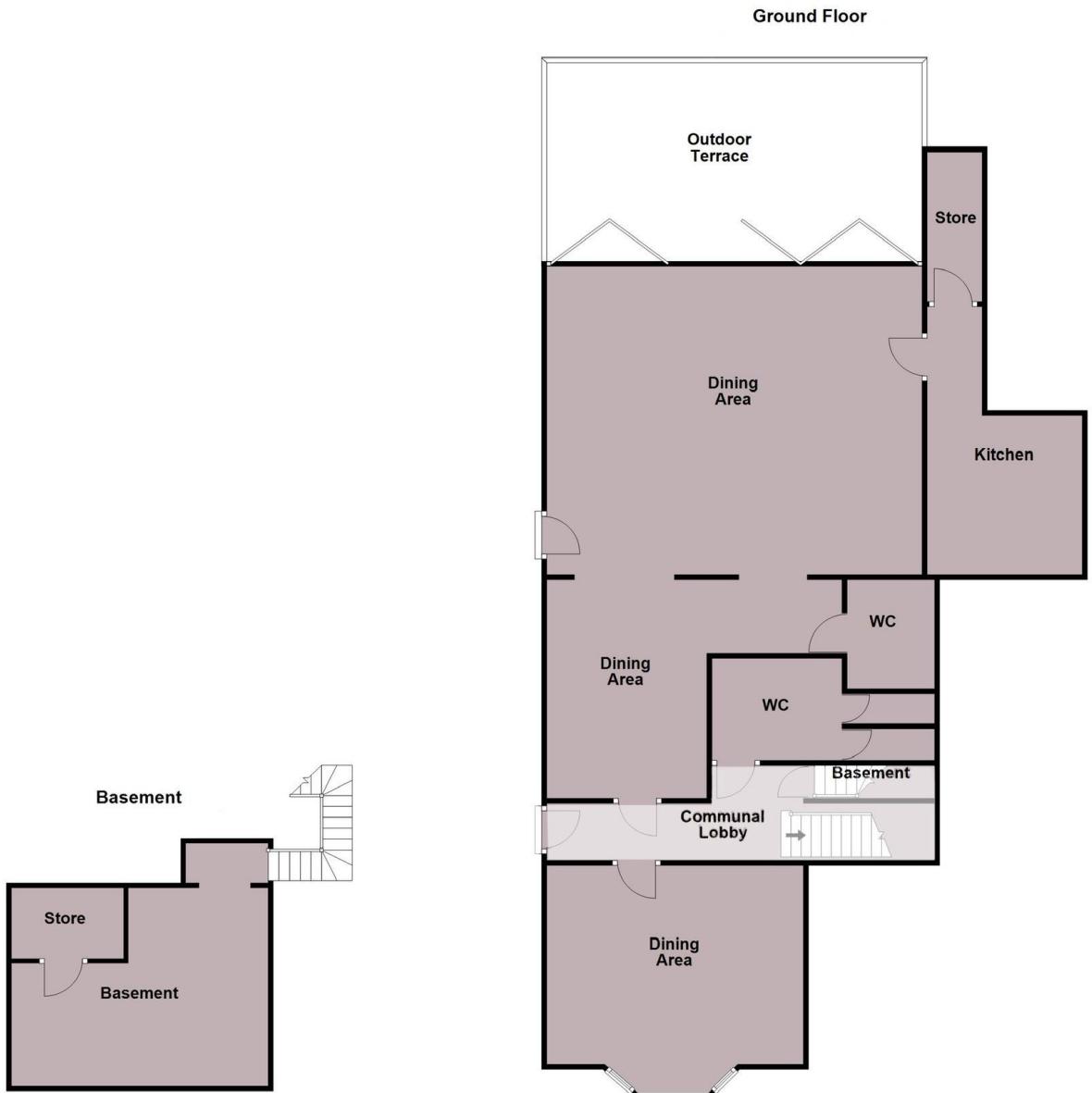
#### **PLANNING**

The property is understood to be classified as Class E 'Café & Restaurant' under the Town & Country Planning (Use Classes Order) 1987 (as amended). The unit may be suitable for a variety of uses subject to the necessary planning consents being obtained and it is the responsibility of the ingoing Tenant to ensure that the property has the permitted use for their intended business and occupation.

#### **VIEWINGS**

By prior appointment through Mundys.





#### NOTE

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

#### GENERAL

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundys makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundys has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

Regulated by RICS. Mundys is the trading name of Mundys Property Services LLP registered in England NO. OC 353705. The Partners are not Partners for the purposes of the Partnership Act 1890. Registered Office 29 Silver Street, Lincoln, LN2 1AS.

**29-30 Silver Street**  
**Lincoln**  
**LN2 1AS**  
[commercial@mundys.net](mailto:commercial@mundys.net)  
**01522 556088**

**22 Queen Street**  
**Market Rasen**  
**LN8 3EH**

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

