BUSINESS SALE

Last Chance Saloon | 47 Stoney Street | Nottingham | NG1 1LX

• Basement cocktail bar and restaurant
• Fully Fitted Bar/Restaurant
• Alcohol licence 10:00 – 24:00 Monday to Sunday
• Vibrant night time leisure destination
• Nearby operators include Annies Burger Shack, The Hungry Pumpkin, Bunk, Oscar Rosies, The Lacehouse, Pitcher and Piano, The Head of Steam and Iberico World Tapas
Location

Award winning Last Chance Saloon is located within the lifestyle and cultural quarter of Nottingham City Centre known as the Lace Market which is experiencing a surge in popularity thanks to its consistent day and night economy providing a vibrant atmosphere created by an eclectic mixture of on trend national and independent operators. The premises benefit from a central location within the Lace Market being both in close proximity to Nottingham’s capital FM arena, surrounded by city centre living accommodation and close to nearby operators including Annies Burger Shack, The Hungry Pumpkin, Bunk, Oscar Rosies, The Lacehouse, Pitcher and Piano, The Head of Steam and Iberico World Tapas.

Last Chance Saloon voted Nottingham’s best drinks venue at Nottinghamshire Food & Drink Awards 2017 is a fully fitted independent family run bar and restaurant based in the Creative Quarter area of Nottingham City Centre; an underground venue in a grade II listed building with distinctive western décor. Last Chance Saloon’s focus is on Whiskey & Cocktails.

The Saloon stocks over 100 Whiskies – Bourbons, Ryes, Scotch, Irish, Japanese, South African... something for every palate. If Whiskey isn’t your thing, you can find an array of cocktails, made with attention to detail and balance, as well as spirits, liqueurs, bottled beers, wines, and softs. The fully fitted kitchen pays host to a revolving residency of Nottingham’s finest independent operators offering a diverse and ever changing offering.

Accommodation

The Commercial element of the premises provide the following approximate areas:

<table>
<thead>
<tr>
<th>Description</th>
<th>M²</th>
<th>Ft²</th>
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<tbody>
<tr>
<td>Basement bar</td>
<td>200</td>
<td>2,153</td>
</tr>
<tr>
<td>Lower Ground Floor stores</td>
<td>65</td>
<td>700</td>
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These measurements are given for information purposes only and prospective purchasers should undertake their own measurements of the property.

Premises licence

The premises are licenced for the sale of alcohol from 10.00 to 24:00 Monday – Sunday.

Purchase price

Offers for the business as an asset sale to include fixtures and fittings, premises licence and leasehold interest are invited at:

£75,000 Exclusive

Planning

The property benefits from planning consent for:

A4 (Pubs and bar premises)

VAT

Value added tax is applicable at the prevailing rate.

Business Rates

The rates payable for the premises is £454.38 per annum via transitional relief. All interested parties should make their own enquiries with Nottingham City Council.

All enquiries/viewing requests to:

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