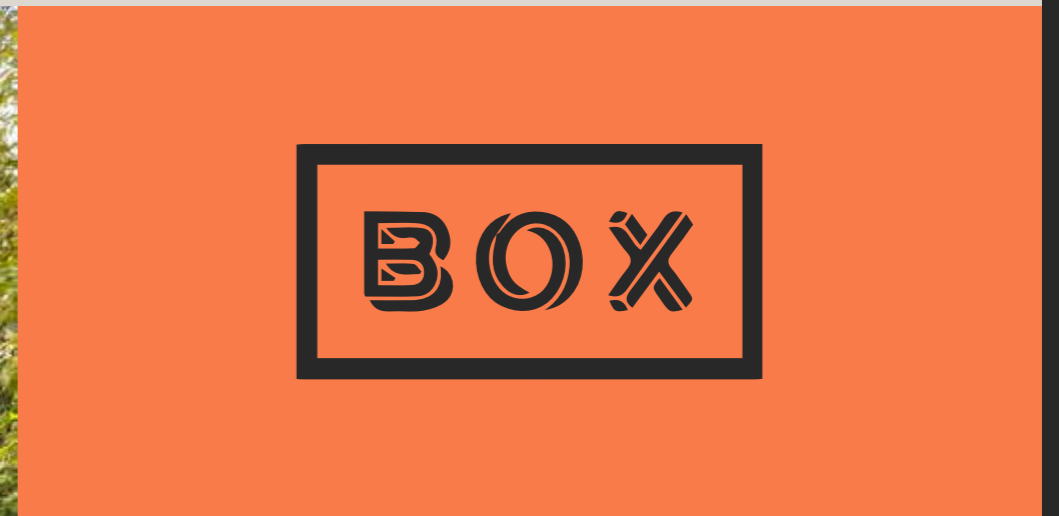


# Nottingham

Long Let Leisure  
Investment For Sale

## Box Sports Bar By Arc Inspirations

11-15 Pelham Street and 1-3 Thurland Street  
Nottingham NG1 2EH



# Investment Summary

- Substantial Grade-II listed former banking hall;
- Freehold;
- Attractive period building in UK's 7th largest retailing centre;
- Central location adjacent to prime pitch of High Street, Clumber Street and Exchange Arcade;
- Let to Arc Inspirations Limited (trading as Box Sports Bar);
- 25 year lease from July 2023;
- 15,977 sq ft of accommodation over ground, basement and two upper floors;
- Total income of £200,000 per annum.

The Vendor is seeking offers  
in excess of

## £2,700,000

(Two Million Seven Hundred Thousand Pounds) subject to contract for the benefit of the freehold interest, reflecting the following yield and capital value profile:

**Net Initial Yield: 6.95%**  
**Capital Value: £169 Per Sq Ft**

Assuming graduated purchaser's costs of 6.50%.



# Location

Nottingham is the commercial and regional capital of the East Midlands and is one of the UK's leading retailing destinations. The city is a thriving and affluent centre with the 5th largest consumer economy for annual spend in the UK outside of London.

Nottingham has a high proportion of students and young professionals with 18 to 29-year olds making up circa 30% of the population. The city is home to two major universities: University of Nottingham and Nottingham Trent University. As a result, those in full time education represent 1 in 8 of the current population.

**30%** | 30% of population are 18-29 year olds

**2** | The city has two major universities



## Road

The city is located 36 miles south of Sheffield, 30 miles north of Leicester and 51 miles north east of Birmingham. It sits on the intersection of the A60 and A52 arterial roads, providing excellent links to the M1.

Birmingham	51 miles
Sheffield	36 miles
Leicester	30 miles
East Midlands Airport	14 miles

## Rail

London St Pancras	100 mins
Birmingham	76 mins
Leicester	27 mins
East Midlands Airport	14 mins



The subject property is located on Pelham Street, 50 yards from its junction with Clumber Street, High Street and diagonally opposite Zara. The property benefits from a return frontage on Thurland Street which leads north to the southern entrance to the Victoria Centre.

Nearby retailers include:  
Zara, Primark, Pret, Moss Bros, Size, Sweaty Betty and Holland & Barrett.

# Situation

# Description

The property comprises a substantial former banking hall benefitting from exquisite stone work, period features and a large vaulted ceiling over basement, ground and two upper floors.



## Accommodation

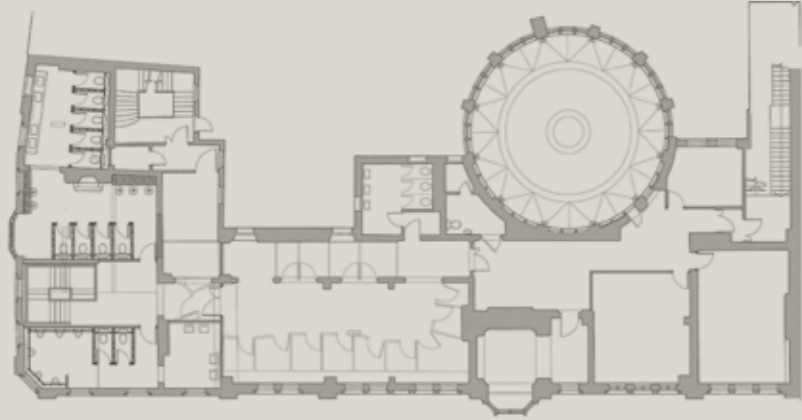
The property provides the following approximate areas (provided by previous owner):

Description	Area (sq m)	Area (sq ft)
Ground Floor	642.2	6,913
Basement Ancillary	267.7	2,881
First Floor	326.8	3,518
Second Floor	247.6	2,665
<b>TOTAL</b>	<b>1,484.3</b>	<b>15,977</b>

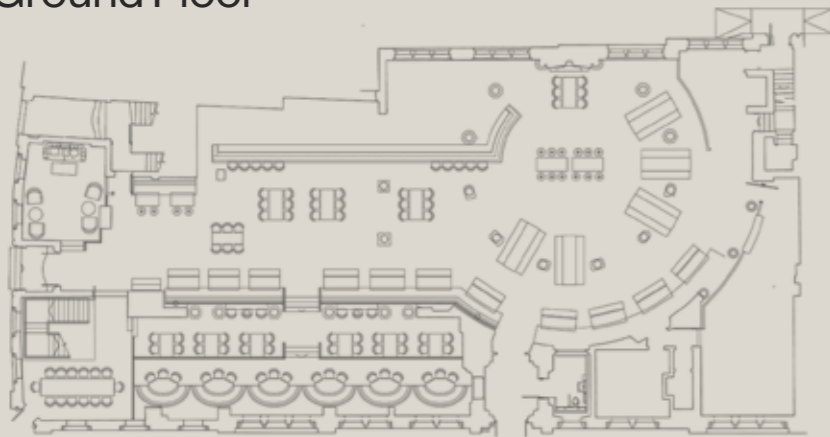


# Floor Plans

First Floor



Ground Floor



Basement



Not to scale and for indicative purposes only



# Tenancy

The property is let to Arc Inspirations Limited (trading as Box Sports Bar) on a new, full repairing and insuring lease for a term of 25 years from 17/07/2023, with a mutual break option 17/07/2038, subject to 6 months notice.

The current rent is £200,000 per annum and is subject to five yearly open market rent reviews.

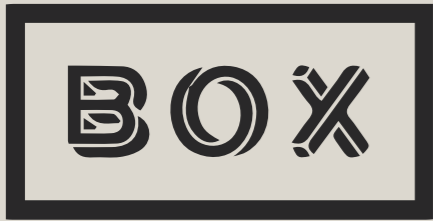


## ARC

Arc Inspirations Limited (company number 03883505) is a high performing, commercially successful bar group in the North of England operating three brands with 18 venues in total.

ARC lives to inspire their teams to bring their guests the best drinks, food and to create memorable experiences for all occasions. Brands include Manahatta, Box and Banyan.

[arcinspirations.com](http://arcinspirations.com)



Box Bar have seven existing sites trading in Sheffield, London, Birmingham, Manchester, Leeds and Nottingham. Box is a game-changing high quality sports bar to eat, drink, view, play and party. The venues provide shuffle boards, televisions sports and has live music Thursday to Saturday with late night opening.

[theboxbar.co.uk](http://theboxbar.co.uk)

Turnover for the group was £47.15m for the year end March 2025.

Further financial information available upon request.



## Tenure

Freehold

## Planning

The property is Grade II listed.

## EPC

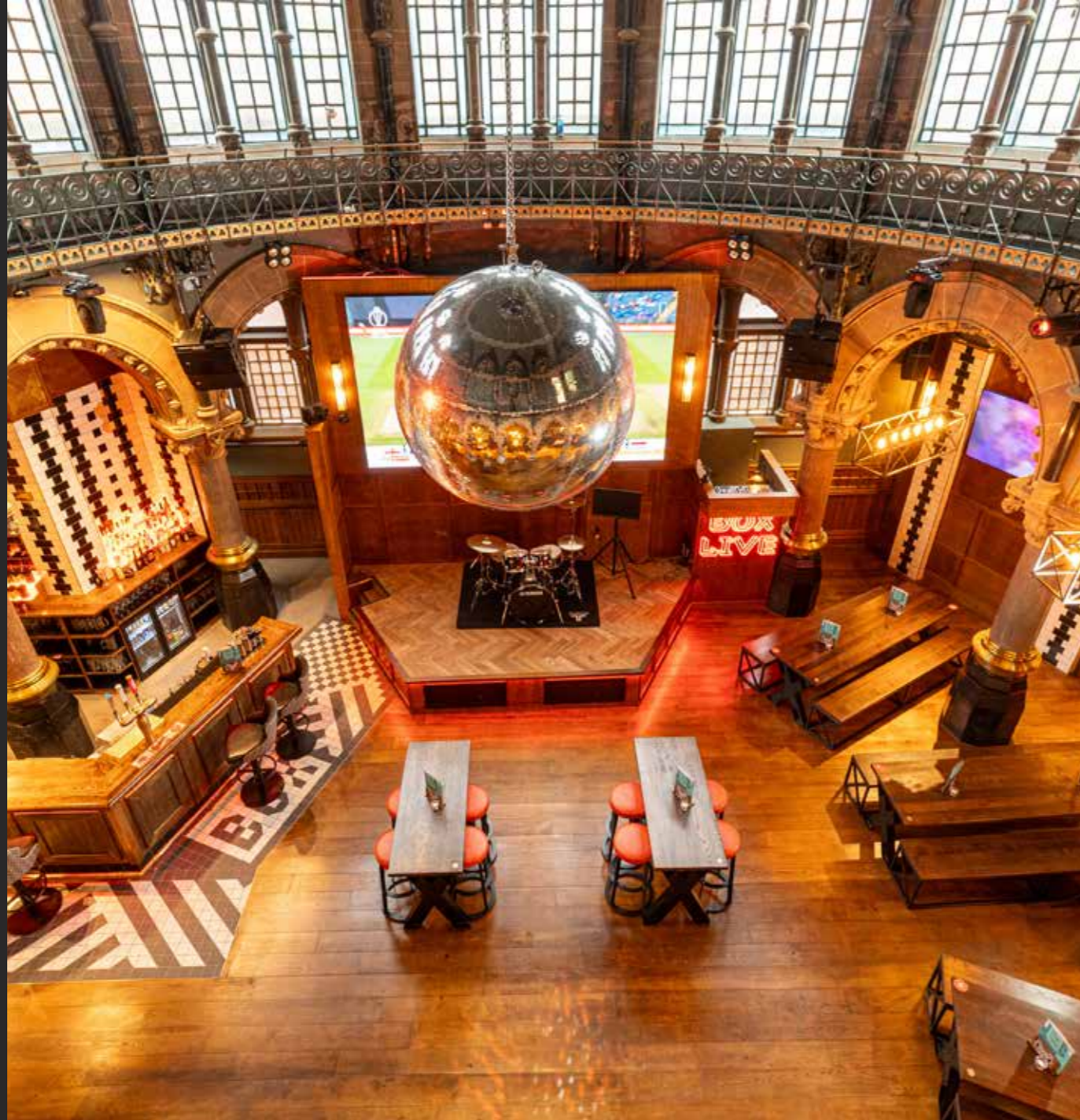
Available upon request.

## VAT

The property has been elected for VAT and is assumed the sale will be conducted via a Transfer of a Going Concern (TOGC).

## AML

The successful purchaser will be required to fulfill anti-money laundering requirements in accordance with the Money Laundering Regulations.



# Proposal

The Vendor is seeking offers in excess of **£2,700,000**

(Two Million Seven Hundred Thousand Pounds) subject to contract for the benefit of the freehold interest, reflecting the following yield and capital value profile:

**Net Initial Yield: 6.95%**

**Capital Value: £169 Per Sq Ft**

Assuming graduated purchaser's costs of 6.50%

# Contact

**Ben Tebbutt**  
Director  
07930 406 608  
ben@boxprop.co.uk

**Frankie Labbate**  
Director  
07930 406 727  
frankie@boxprop.co.uk

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