



**Wellington Inn, 103 Nottingham Road, Eastwood, Nottingham,
Nottinghamshire NG16 3GH**

LEISURE/ RESTAURANT

- ▶ **Ground floor GIA of 1,452 sq ft**
- ▶ **Newly refurbished pub**
- ▶ **Prominent position on Nottingham Road**
- ▶ **Fenced beer garden**

For enquiries and viewings please contact:



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Location

Eastwood is a popular market town, 9 miles from Nottingham and 10 miles from Derby, benefiting from excellent connectivity via the A608 and Junction 26 of the M1 motorway.

The Wellington Inn is situated on a prominent corner position on Nottingham Road, one of the principal routes through Eastwood, benefitting from great visibility within an established residential catchment, surrounded by a range of complementary retail and leisure uses.

Description

The Wellington Inn was established in 1876 and comprises an attractive Victorian period building arranged over two floors. The ground floor has been refurbished and provides a central bar area with various seating areas, serving approximately 60 people. There is also a commercial kitchen, customer toilets and a large cellar.

The first floor comprises a large living space with various bedrooms along with a large kitchen and bathroom; it can be accessed externally.

The Pub sits on an overall site of approximately 0.25 acres. Externally there is a seating area to the front along with an enclosed beer garden to the rear. There is a public pay and display car park located on the adjacent kings street as well as plenty of on street parking.

Accommodation

	Sq M	Sq Ft
Total	298.2	3,210

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand all mains services are connected to the property.

Planning

We understand the property benefits from Sui Generis planning consent for use as a pub.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Business Rates

The property is listed as a Public house and premises and has a rateable value of £12,500.

Rent

£32,500 per annum exclusive of VAT, and business rates

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: E (106) and is valid until 5 January 2035.

Viewings

Viewings are by appointment with sole agents Innes England.

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