



‘DAPPER’ COUNTRY PUB IN SOUTHWELL VILLAGE AVAILABLE TO LET

FHP Property Consultants have been instructed to market to let the former Dapper Spaniel Pub in Rolleston, Southwell on behalf of private landlord clients.

The pub is situated in the heart of Rolleston village, which is located under a mile away from Southwell racecourse, 3 miles from Southwell and 5 miles from Newark. It is presented in excellent condition ready for a new tenant having undergone comprehensive refurbishment inside and out.

The pub has 2,338ft² of ground floor accommodation to include; bar area, dining area, kitchen, cellar and WCs. The kitchen has canopy extraction in place and a walk in chiller.

Externally is where the pub really offers something different. To the rear of the property is a stunning covered terrace and decked area with outside fireplace and bar, ideal for al-fresco dining in all weathers. There is a further lawned children’s play area which could even be utilised for further outdoor seating. The pub benefits from a dedicated and secure 28 space car park to the rear.

The first floor of the pub is an owners/managers flat which has also been refurbished to include 2 bedrooms, a living area and a new bathroom.

Southwell racecourse is just a stones throw away and has had significant investment with it now being just 1 of 6 courses in the UK to all-weather and floodlit meaning race meetings will take place all year round.

Oliver Marshall, Associate Director at FHP, comments:

“This is a rare opportunity for someone to take on a beautiful country pub with a strong local catchment. The pub is ready to occupy and my favourite thing about it is the outside covered terrace area.”

Fisher Hargreaves Proctor Limited is the region’s leading commercial property consultancy.
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It's a great opportunity for someone to jump straight in and we are keen to speak to any local pub companies or even pub mangers/chefs who might be ready to take on their own premises."

The Dapper Spaniel Pub is available to let by way of a new lease for a term of years to be agreed, it is free of tie and there is no premium required. The quoting rent is £25,000 per year exclusive.

For more details please see the FHP marketing video [Dapper Spaniel, Rolleston - video](#) , visit the website [FHP - Dapper Spaniel web page](#) or get in touch with Oliver at FHP: 07887 787 885 or email oliver@fhp.co.uk.

ENDS

Oliver Marshall
Date: 27/06/2022

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