

Retail | Office | Industrial | Land



The Kenilworth Hotel & Ru Bar

44 Osborne Road, Jesmond, Newcastle upon Tyne NE2 2AL

- 13 en-suite Guest Bedrooms
- Turnover £295,802 per annum
- Heated Outside Terrace
- Bar Licenced for 160
- Floor Area 397.79 sq.m (4,174 sq.ft.)
- Bar & Restaurant
- Midnight Alcohol Licence
- Large Private Car Park
- Presented to a High Standard
- Prime Location

Freehold Offers in Excess of £999,950

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Location

The business is located in a prime position on Osborne Road the social hub of Jesmond. The area is renowned for bars, cafes, restaurants and hotels and within walking distance to public transport links to Newcastle City Centre and the Coast. It is a densely populated area made up of young professionals, families and students.

Description

We are delighted to offer to the market The Kenilworth Hotel and Ru bar/kitchen comprising a 13 bedrooms hotel to the upper levels and a ground/basement fully equipped bar/restaurant. The business also benefits from an outside seated patio area and rear parking.

All bedrooms are spacious and very well presented offering a private shower or bathroom with complimentary toiletries, flat screen TVs, beverage trays, hairdryers, linen and towels.

Ru Bar is situated on the ground floor and is very well presented being licensed for approximately 100 internally and 60 on the outside terrace. It serves a range of meals from a fully equipped kitchen, specialising in gourmet burgers and a selection of bar snacks. There is also a wide range of global beer, select wines, cocktails, spirits and soft drinks.

The business which was established by our client in 1991 is being placed on the market as he wishes to retire.

We feel there is a huge scope to increase the current trade as the restaurant and bar is generally closed to the general public except for limited hours on weekends.

External Details

There is a heated patio area fronting onto Osborne Road licenced for approximately 60 people as well as a private spacious carpark to the rear of the property.

Premises Licence

Sale of Alcohol by Retail – Every Day - 11:00 – 00:00 - 24 hours for residents of the hotel and their bona fide guests

Playing of Recorded Music – Every Day - 11:00 – 00:00 - 24 hours for residents of the hotel and their bona fide guests

Late Night Refreshments – Every Day - 23:00 – 05:00 - 24 hours for residents of the hotel and their bona fide guests

Website

www.thekenilworthhotel.co.uk

Price

Offers in Excess of £999,950

Other

The leasehold option of Ru bar is available, please call for further information

Tenure

Freehold

Turnover

Turnover year end 31st May 2016 was £295,802, with a gross profit of £231,673

Viewing

Strictly by appointment through this office.

Rateable Value

The 2010 Rating List entry is Rateable Value £19,500

The Uniform Business Rate for the rates year 2017 is 46.6p in the £

	sq. m.	sq. ft.
Ground Floor		
Bar Area	71.28	767.25
Restaurant	31.30	336.91
Kitchen	22.52	242.40
W/C	5.33	57.37
W/C	6.88	74.05
Beer Cellar	12.28	132.18
12 Family bedroom shower en-suite	14.61	157.26
Lower Ground Floor		
13 Twin bedroom shower en-suite	17.31	186.32
First Floor		
1 Family bedroom shower en-suite	17.50	188.36
2 Twin bedroom bath en-suite	18.38	197.84
3 Double bedroom bath en-suite	21.32	229.48
4 Family bedroom shower en-suite	20.51	220.76
5 Double bedroom shower en-suite	12.07	129.92
6 Double bedroom shower en-suite	19.26	207.31
Second Floor		
7 Family bedroom shower en-suite	18.35	197.51
8 Family bedroom shower en-suite	15.36	165.33
9 Family bedroom shower en-suite	22.52	242.40
10 Family bedroom shower en-suite	19.78	212.91
11 Family bedroom shower en-suite	15.72	169.20
Total Floor Area	387.79	4174.10

Important Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value.

Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility.

Any reference to alterations to, or use any part of the

property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

Ref: G627

Prepared: November 2017





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