



Funding May Be Available THE LAKESIDE

Mansfield Road, Arnold, Nottinghamshire, NG5 8PH

Freehold £2,500,000 | Ref: 5740711

KEY HIGHLIGHTS



Grade II* Listed wedding venue and Grade II Listed park and gardens



Grade II Listed cottage included (West Lodge)



Former pumping station overlooking lake



Set in circa 5.79 acres



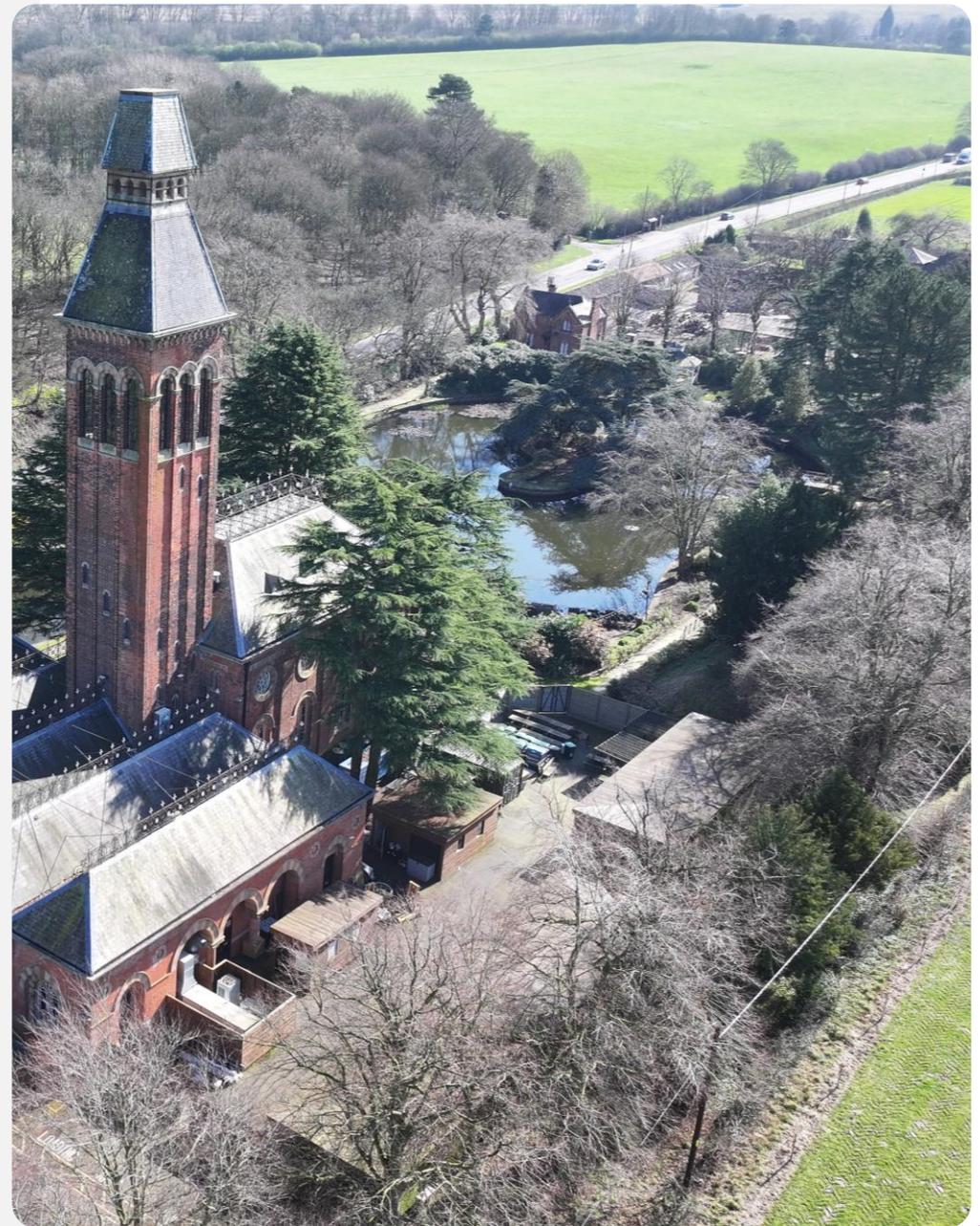
Generous sized car park



A sale of the business and its assets by separate agreement may be considered



Freehold guide price £2,500,000.



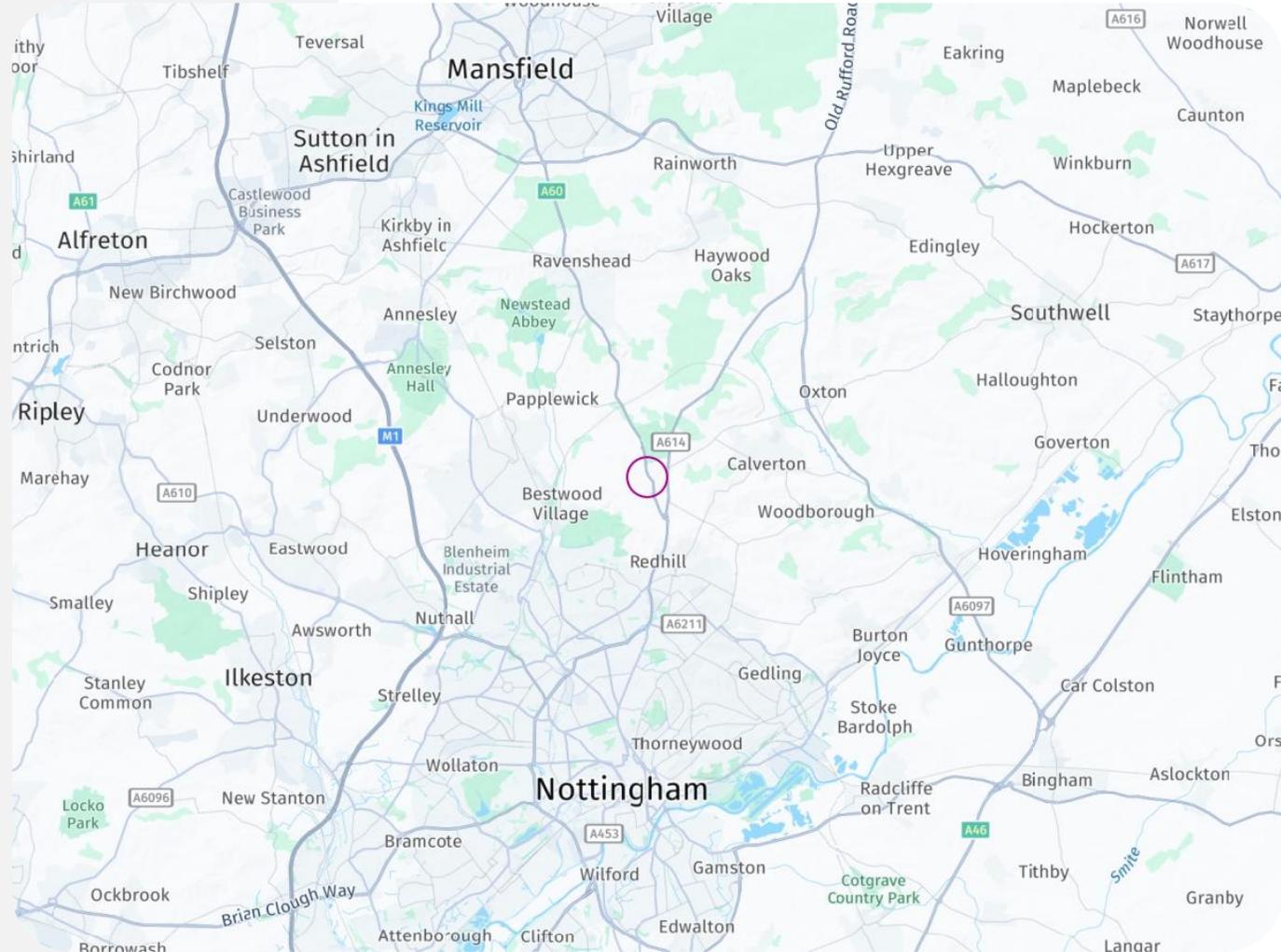
LOCATION

 *Arnold, Nottinghamshire, NG5 8PH*

The Lakeside occupies a prominent position on the busy A60 Mansfield Road, approximately 6 miles north of Nottingham city centre and 7 miles from Junctions 26 and 27 of the M1 Motorway. The property is a regional landmark characterised by the striking Thomas Hawksley tower and attractive setting overlooking a picturesque lake, parkland, and landscaped gardens.

The property benefits from a central East Midlands location, with Nottingham, Leicester, Derby, and Sheffield all within around an hour's drive.

London can be reached by train in as little as 1 hour 40 minutes.



MAIN VENUE

The main venue is a former water pumping station dating back to 1873 constructed by Thomas Hawksley, engineer to Nottingham Waterworks Company. It is Grade II* Listed, built in the Gothic revival style and is of traditional brick construction, being part single and part two storey (including ground floor mezzanine), with tower, and basement.

The northern elevation is single storey and of traditional brick construction with a hipped and pitched tile and slate roof, with ornate iron roof railings. There are three arches to the front providing a grand glazed entrance into the main reception area and four large doors to the north leading to an enclosed patio area.

The southern elevation is two storey and of traditional brick construction with stone lintels. There are four large arched windows at ground floor level and four large porthole style windows at first/mezzanine floor level. Access is provided to the terrace by the lake.

The two elevations are centrally linked by the impressive Thomas Hawksley tower with brick elevations and three arched windows on each of the four elevations.



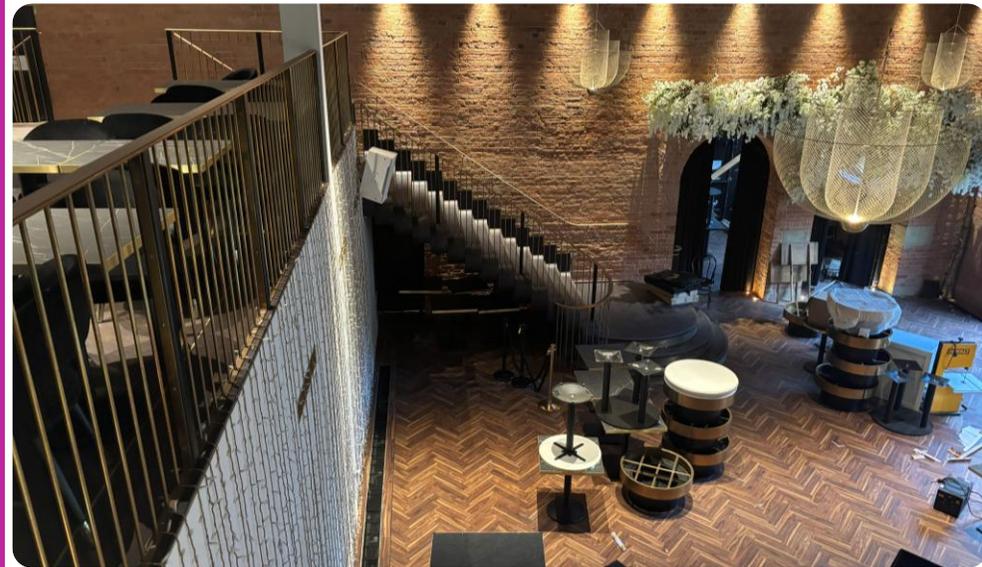
MAIN VENUE (continued)

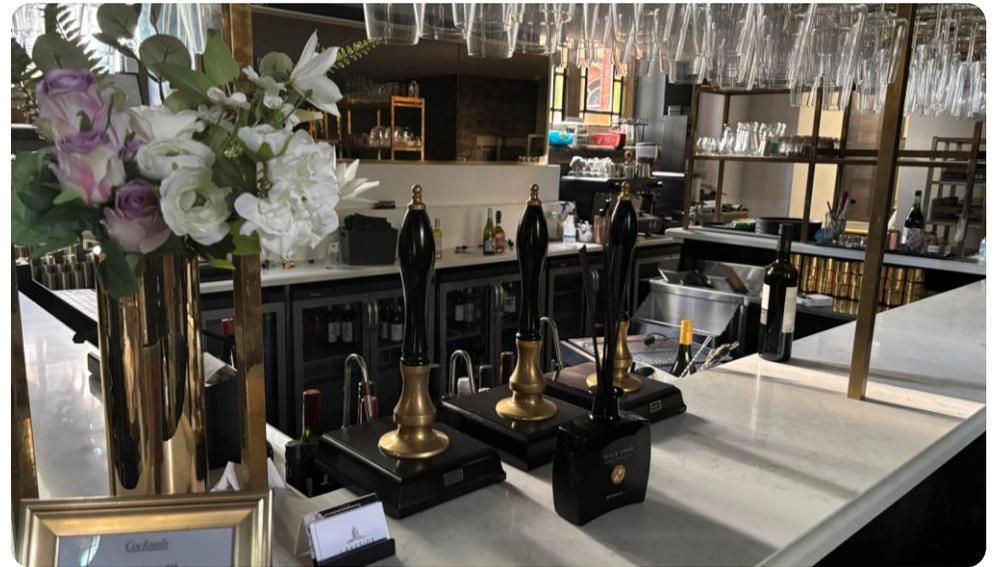
Internally, the main trading areas comprise restaurant (80) with mezzanine (40), bar and lounge (80), function room (80) and wedding/function suite (150+).

The main entrance to the venue leads to a large reception area which in turn leads to the striking Grand Hall and main wedding/function suite. There is a grand staircase providing access to the Hawksley bar and lounge at first/mezzanine floor level. To the left of the main reception is the restaurant with decorative ceiling and four pillars splitting the bar and restaurant areas. At second floor level is a private dining area with its own bar. There are two lifts in the venue one situated within the tower providing access from the ground floor upwards, and the other from the main reception to mezzanine bar.

At ground floor level to the side of the Grand Hall there are male and female WCs, plant room, kitchen servery, and stores. Further WCs are provided at first and second floor level and there is a separate kitchen to the first floor. The kitchens have been fitted to a high specification, and these fixtures and fittings may be available by separate agreement. Please enquire for further detail.

The main venue has been extensively refurbished to a very high specification and must be viewed to be fully appreciated.





WEST LODGE

West Lodge is located immediately adjacent to the main gate and is a Grade II Listed Gothic style lodge dating from 1871 of traditional brick construction beneath a pitched tile roof. There is detailed cornicing and eaves, coped gabled and iron finials.

West Lodge is of two storey construction and to the western elevation there is a gabled wing with hipped square bay window, with parapeted square porch and arched front door. West Lodge has previously been used as an office and for storage but is fitted for use as residential accommodation supporting the main venue.



PARK AND GARDENS

Externally there is a yard area with four portacabins for staff utilised as a cleaner's store, groundsman store, kitchen store, ancillary staff quarters, WC and kitchen.

There is also an outdoor terrace area with space for 100 covers, overlooking a Grade II Listed ornamental lake with state-of-the-art barbecue, bar, lawned gardens and 'Grotto' building.

There is on site car parking for 90 vehicles and a substation outside of the title owned by Severn Trent. The site extends to circa 5.79 acres.





BUSINESS & ASSETS

A sale of the business and its assets by separate agreement may be considered. Please enquire with agents for further details.

THE OPPORTUNITY

The Lakeside has benefitted from significant investment over the years and has been extensively refurbished to a very high specification and must be viewed to be fully appreciated. The Lakeside was intended to be a restaurant, bar, and wedding venue but the property lends itself to a variety of alternative uses (STPP).

The business is currently closed, and we are not in receipt of any trading information.

Leasehold interest may be considered.

PLANNING PERMISSIONS

We have been made aware of some potential planning issues affecting the site and would recommend that any prospective purchaser makes their own enquiries in this regard.



TITLE

Freehold (Title No. NT332078).

Copies of the title documents are included within the data room.

VAT

We understand the property has been opted to tax and therefore VAT will be payable on the purchase price.

Guide price is quoted exclusive of VAT.

SERVICES

We understand all mains services are connected however none have been tested.

Interested parties should rely upon their own enquiries.

COSTS

Each party will be responsible for their own costs incurred in respect of the transaction.



VIEWINGS

Strictly by appointment with Christie & Co.

DATA ROOM

A data room with additional information is available upon request.

FUNDING

A competitive finance arrangement may be available.

Please enquire for more details in relation to potential terms.

SALE BY RECEIVERS

The property is offered for sale on behalf of the Joint Fixed Charge Receivers.

The Receivers offer no title or collateral warranties in respect of the transaction. Please consider this with your appointed legal advisor prior to submitting a proposal.

The Receivers act without personal liability whatsoever.





CONTACTS

No direct approach may be made to the business. For an appointment to view, or for further information, please contact:

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CONDITIONS OF Christie & Co

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CUSTOMER DUE DILIGENCE CHECKS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same.

