

THE ERNEHALE

149-151 NOTTINGHAM ROAD · ARNOLD · NOTTINGHAM · NG5 6JN

FREEHOLD

FREEHOLD PUBLIC HOUSE IN BUSY
NOTTINGHAM SUBURB FOR SALE ON
BEHALF OF JD WETHERSPOON





1904

The Ernehale

The Ernehale

The Ernehale

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- **Freehold**
- **Busy location in Arnold town centre**
- **Located in densely populated residential area roughly a 15 minute drive from Nottingham city centre**
- **Open plan trading format with external courtyard and smoking area (35 covers), manager's flat comprising two bedrooms, lounge, kitchenette**
- **Short walk from the main retail parade in Arnold town centre**
- **Total GIA approx. 567 sq m (6,103 sq ft)**
- **Offers are invited in excess of £400,000 plus VAT if applicable**
- **[Google Street View Link](#)**

LOCATION

Arnold is a well-established market town, lying to the north-east of Nottingham's city centre and is one of the largest suburban centres within Greater Nottingham. The busy market town is home to numerous national retailers and a strong mix of independent shops, bars and restaurants.

Nottingham city centre is typically around 20 minutes away by road and easily accessible to major routes including the A60 and B684, with regular and direct bus services. Arnold is located close to major routes such as the A60, offering easy access to the city. The nearest train station is Burton Joyce Station being approximately 13 miles away.

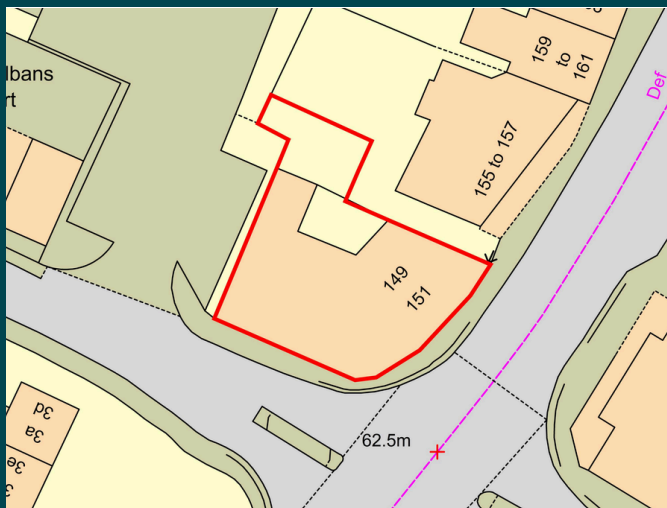
DESCRIPTION

Built in 1904 the property is detached and of principally brick construction beneath a series of pitched and flat roofs, arranged over ground and first floor.

ACCOMMODATION

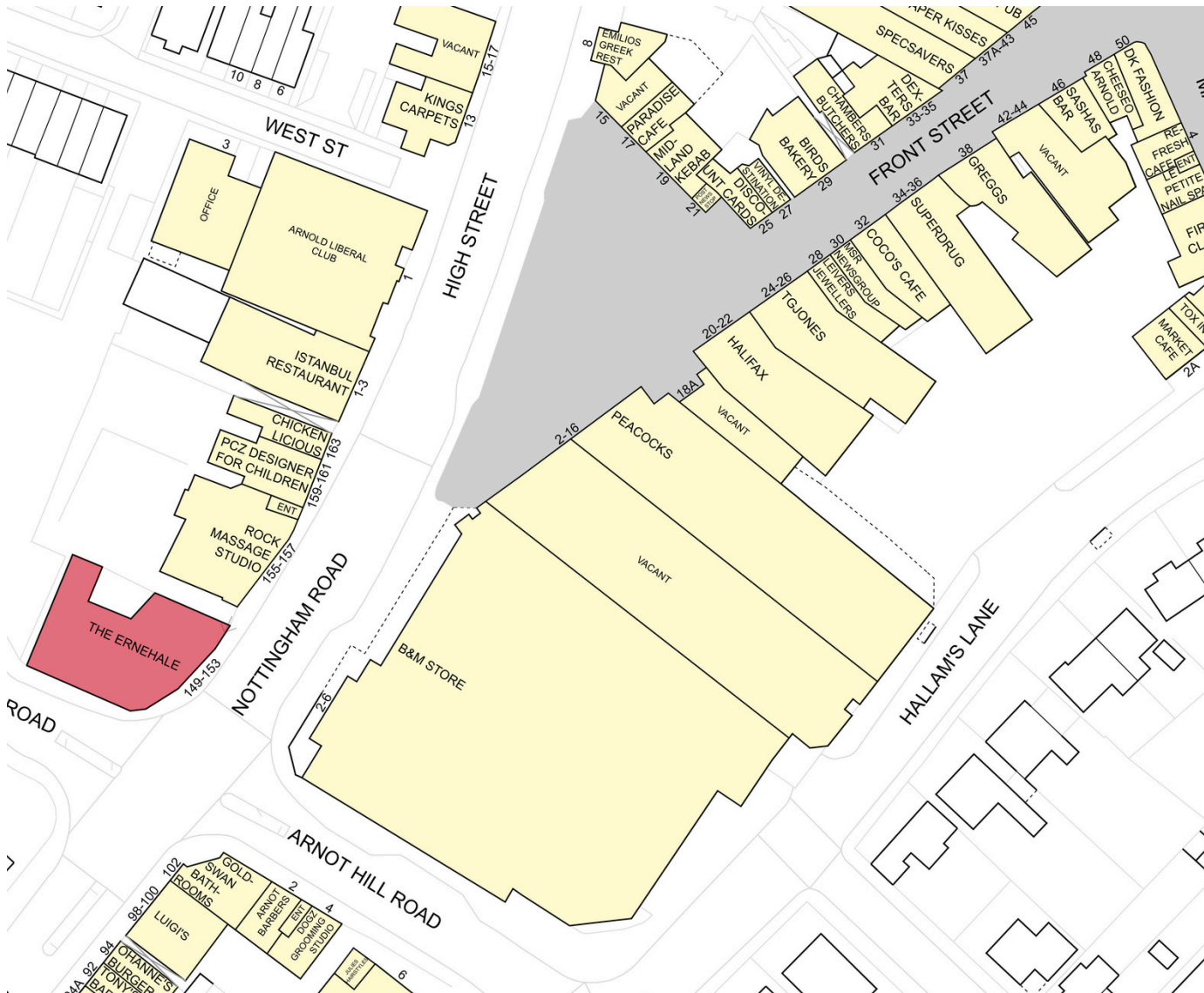
Ground Floor: Accessed directly from the main high street and via the rear external courtyard, the ground floor accommodates the principal trading areas, arranged over split levels. There is a large central bar servery which is set back from the main entrance, with the seating comprising a mix of loose and high tables. Behind the bar, at ground-floor level, is a fully equipped commercial kitchen and cellar, which offers convenient access to the adjoining car park.

Upper Floors: The first floor consists of customer WC's, storage areas, and a manager's flat, comprising 2 bedrooms, lounge, kitchenette and WC. Disabled WC's are located on the ground floor.



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APPROXIMATE FLOOR AREAS

The property has the following approximate gross internal floor areas.

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	386	4,156
Upper Floors	Trading/ Ancillary	181	1,948
Total		567	6,104

Purchasers are advised to check these areas which are indicative only and show best estimates under the current configuration.

TENURE

Freehold

RATEABLE VALUE & EPC

2026 Rateable Value - £50,000

EPC Rating: An EPC is in the course of preparation.

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol until 00:30 Sunday to Thursday and 01:00 Friday and Saturday.

PLANNING

The property is not listed nor is it situated within a Conservation Area.

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TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

FIXTURES AND FITTINGS & STOCK

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

VIEWINGS & TERMS

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers in excess of £400,000, plus VAT if applicable, are invited for the benefit of our clients freehold interest.

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DISCLAIMER: February 2026

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