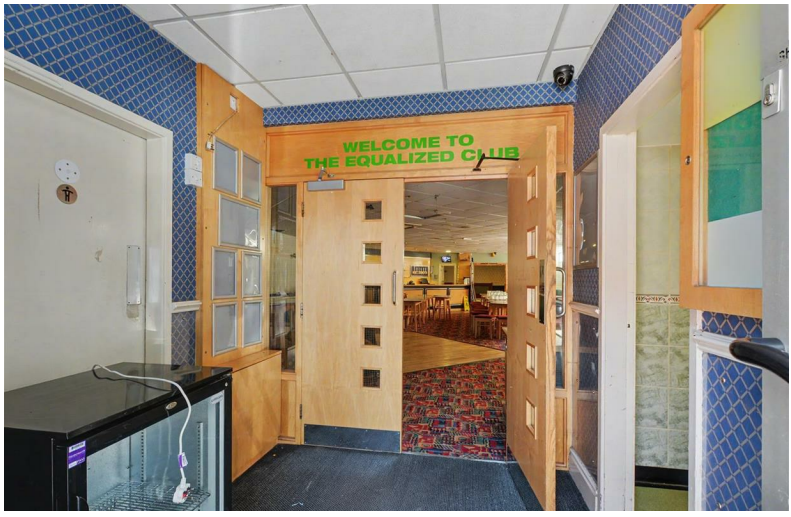






Albert Avenue
Stapleford, Nottingham NG9 8ET

By Auction £135,000 Freehold



FOR SALE BY UNCONDITIONAL PUBLIC AUCTION ON THE 30TH JULY 2026.

A rare and interesting opportunity has arisen to purchase a substantial former working mens and social club offering approximately 220sqm of internal space in a central town location.

Formerly The Equalized Club, a historic private members club established over 100 years ago. This building has been home to The Equalized Club since 1947, with the club only closing in May 2026.

Set up as a hospitality venue, the accommodation comprises a central entrance lobby with access to both ladies and gents toilet facilities and double doors open to a large bar and lounge area of approximately 144sqm with physical bar. A door leads to a rear function room of around 78sqm with a continuation of the bar. Behind the bar area is a cold room and cellar with the usual beer pumps/taps, etc. There is a stock room, manager's office and additional boiler room.

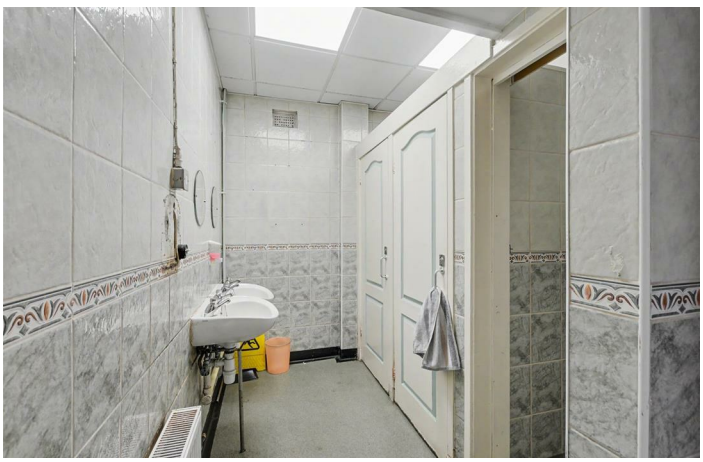
Occupying virtually all of its plot of around 377sqm. There is an open forecourt and a small area of land to the rear.

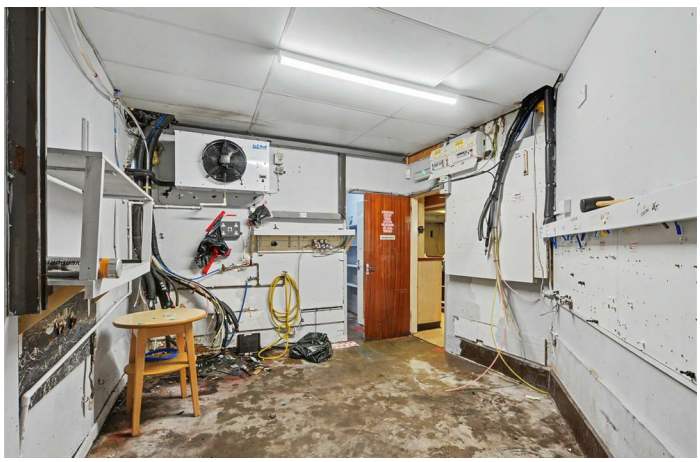
Situated on a side road just off the main high street of Stapleford town centre (Derby Road). Stapleford has a population of just over 15,000 and sits between the cities of Nottingham and Derby. The high street has a range of shops, facilities and hospitality, and a regular bus service linking Nottingham and Derby.

The town has recently been granted £21.1million from Central Government and there are a number of regeneration schemes and infrastructure projects as a result of this, including the Pencil Works Enterprise Hub which is currently under construction and is around 100m or so from this building.

The Equalized Club has been part of the Stapleford town centre for generations and the building clearly lends itself for a similar function but equally due to the size and space, could be put to other uses such as a dance studio, gym, meeting space, storage facility or the potential to re-develop.

Offered for sale with immediate vacant possession, viewing is recommended to fully appreciate the accommodation on offer.





ENTRANCE
7'4" x 8'3" (2.26 x 2.53)
Entrance door with shutters, double doors leading to main bar area, doors to toilet facilities.

LADIES TOILET FACILITIES
Comprising three separate WC cubicles and wash hand basin with hot and cold water.

GENTS TOILET FACILITIES
Comprising three urinals, two WC cubicles and wash hand basin with hot and cold water.

MAIN BAR/LOUNGE
50'6" x 30'6" (15.4 x 9.3)
Windows to one side, fire escape doors to side passageway, fixed bench seating, stage area, suspended ceiling with air conditioning cassettes, fixed bar area. Double doors to function room.

FUNCTION ROOM
28'5" x 30'8" (8.67 x 9.37)
Continuation of the bar, fixed bench seating, suspended ceiling with air conditioning cassette. Accessed from this space is the stock room and manager's office.

MANAGER'S OFFICE
8'6" x 5'11" (2.60 x 1.81)

STOCK ROOM
8'6" x 10'2" (2.60 x 3.10)

CELLAR/COLD ROOM
15'10" reducing to 14'4" x 11'2" (4.85 reducing to 4.37 x 3.41)
An irregular shaped room with pumps and pressurized lines to serve the bar, access to boiler room which houses the gas boiler for central heating and hot water, door leading to side passageway.

OUTSIDE
To the front, there is a small open plan forecourt. To each side, there are gated passageways running along the building. To the rear is a small patch of overgrown land but currently there is no access to this.

RATEABLE VALUE
The current rateable value is £8,600. This is not the amount of rates payable, but due to calculate business rates should they be applicable.

SERVICES
We understand that all services, water, electricity and gas are connected to the property.

HEATING
The building is heated by a combination of radiators from the gas boiler and air conditioning units.

AUCTION DETAILS
Auction Details

The sale of this property will take place on the stated date by way of Live streamed auction and is being sold under the Unconditional sale type.

Binding contracts will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non- refundable auctioneers fees apply:

• 5% deposit (subject to a minimum of £5,000)

• Buyer's Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT)

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

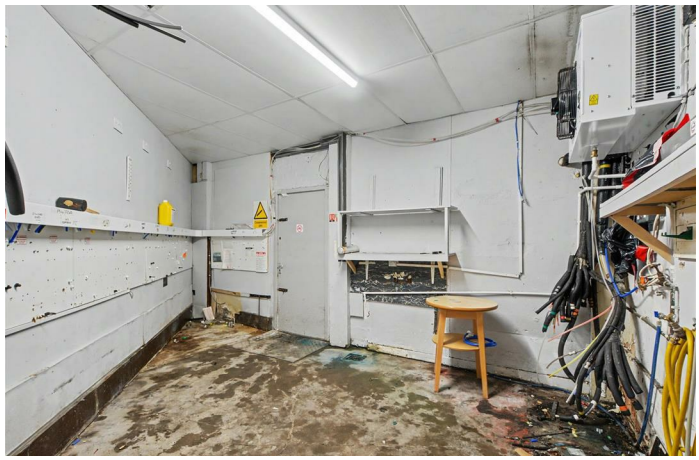
For full details about our auction processes, please refer to the Bidder Terms which can be viewed on our home page.

This explains the types of auction and sale methods we offer, the bidding registration process, your payment obligations, and how to view the Legal Pack (and any applicable home report for residential Scottish properties).

Guide Price & Reserve Price

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

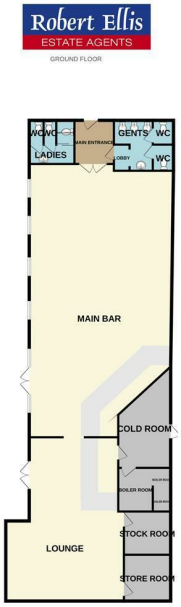


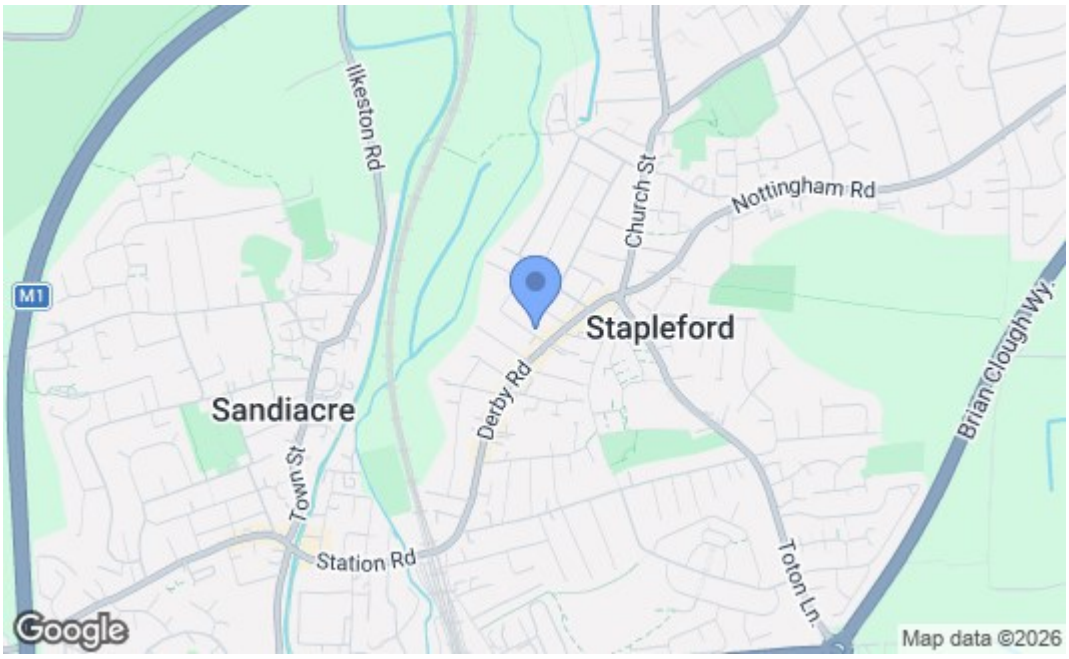


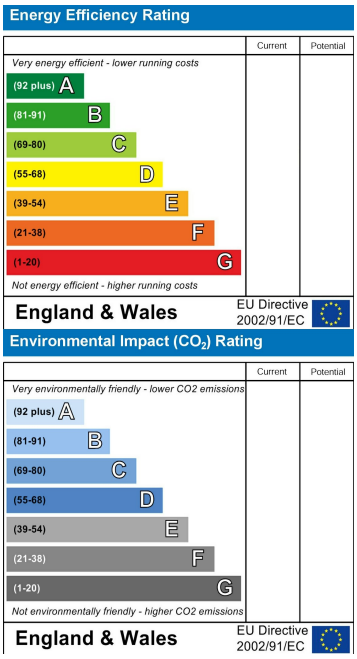












These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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