

REVOLUCIÓN DE CUBA FUTURE BARBARA'S BIER HAUS

26-28 MARKET ST, NOTTINGHAM NG1 6HW



NEOS HOSPITALITY

PRIME NOTTINGHAM CITY CENTRE INVESTMENT
FREEHOLD GUIDE PRICE OF £1.9 MILLION, REPRESENTING AN
8.67% NIY

savills



MARKET STREET DENTAL CARE

NOTTINGHAM
is a place for
EVERYONE
to ENJOY

REVOLUCIÓN DE CUBA

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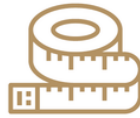
HIGHLIGHTS INCLUDE:



Freehold public house investment



Entirely let to Neos Hospitality, trading as Revolution De Cuba



Property arranged over five levels extending to 23,186 sq ft (2,154 sq m)



Rebased rent of £175,000 per annum (previously £185,000pa)



Lease expiring 2043



Neos Hospitality are carrying out comprehensive refurbishment internally and externally in Q3 2026 to create Barbara's Bier Haus



Low Capital value rate of £81.95 per sq.ft



The rent is subject to 5 yearly rent reviews in line with RPI with a collar and cap of 1 & 3%.



Offers in the region of £1,900,000 (8.67% NIY)

[LOCATION MAP](#)

[STREET VIEW](#)

[WHAT3WORDS](#)



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LOCATION

The property is located in the city centre of Nottingham, on Market Street, just south of Nottingham Trent University and east of the University of Nottingham, which together have a student population of over 60,000. It sits approximately 50 yards from the Theatre Royal and Royal Concert Hall, a major cultural venue with a combined capacity of 3,634 and year-round footfall. It is also close to The Cornerhouse, a popular leisure complex featuring a multi-screen cinema, bars, and restaurants. The site benefits from excellent connectivity, positioned on Nottingham's main tram line.

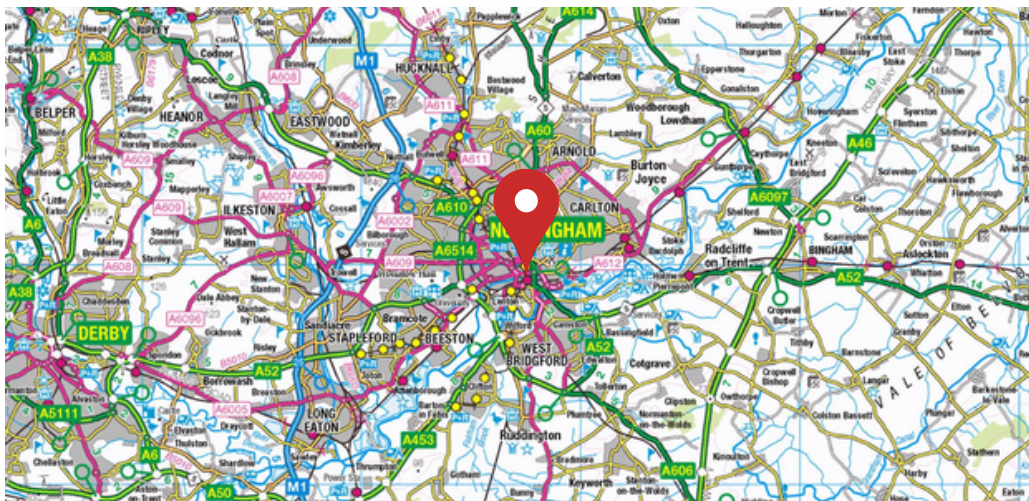
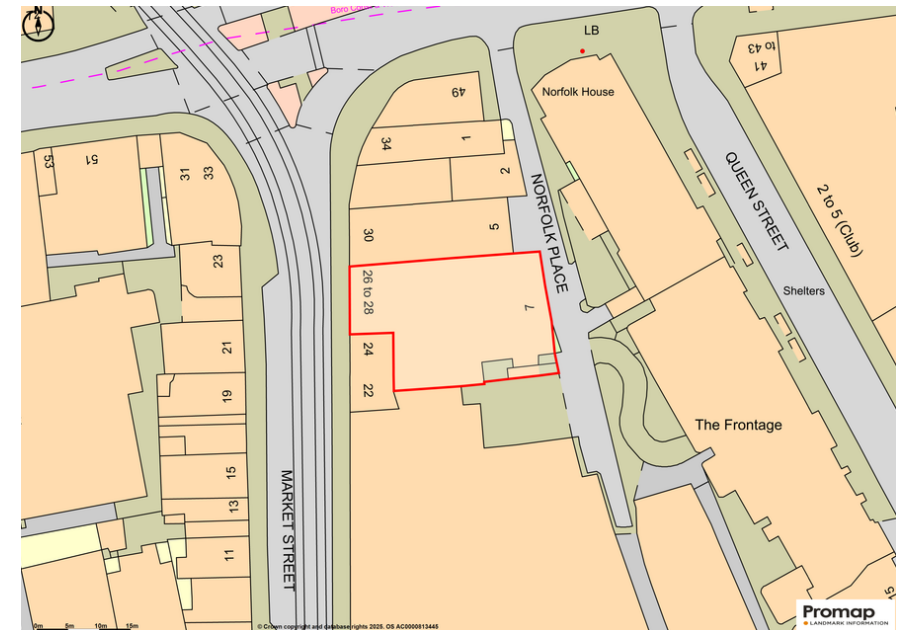
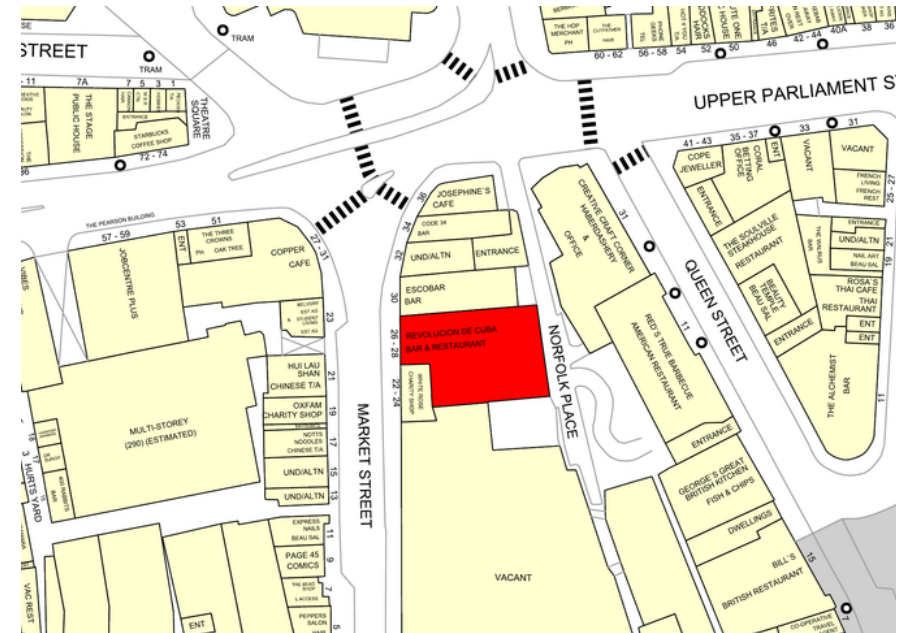
Revolution is situated in the heart of the leisure circuit in Nottingham with nearby operators including Be at One, Cosy Club, Lloyds No.1 Bar (JD Wetherspoon), The Loxley (Stonegate) and a number of independent bar and restaurant operators.

DESCRIPTION

The five storey terrace building is arranged over lower ground, ground, first, second and third floors with exposed stone and brick elevations beneath a multi pitched tiled roof.

TENURE

The property is held freehold (Title number NT12906)



ACCOMMODATION

Cellar – The cellar comprises multiple storage rooms, a beer store, and a reserved stock area, ideal for back-of-house operations and inventory management.

Lower Ground Floor – The lower ground floor offers further storage and preparation areas and features a commercial kitchen. This level also includes multiple male and female toilet facilities, as well as a staircase providing access to the upper floors.

Ground Floor – The ground floor is split into two main sections. The primary area is a large open-plan space with a main bar running along one elevation, complemented by a spacious hall with high ceilings and multiple access points. The secondary area includes an additional room fitted with fixed booths and a disabled toilet.

First Floor – The first floor features two bars, fixed seating throughout, and additional male and female toilet facilities.

Second Floor – This level consists of several rooms of varying sizes, currently used as back of house for office, meeting and storage space.

Third Floor – Again this space provides back of house accommodation and provides additional rooms including dedicated space for utilities and tanking system.

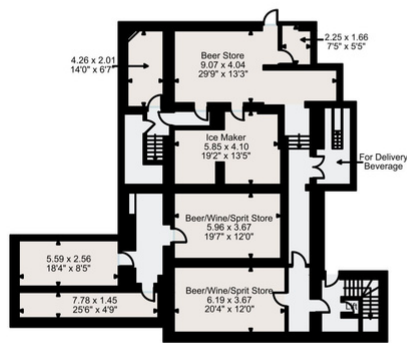


FLOOR AREAS

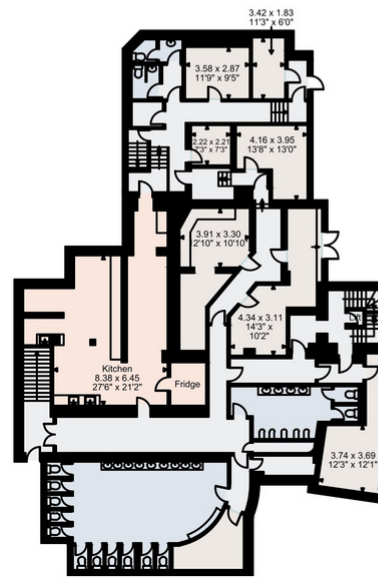
The property has the following approximate gross internal floor areas:

UNIT	GIA (M2)	GIA (FT2)
Cellar	220	2,368
Lower Ground Floor	407	4,382
Ground Floor	453	4,871
First Floor	471	5,071
Second Floor	393	4,226
Third Floor	211	2,268
Total	2,154	23,186

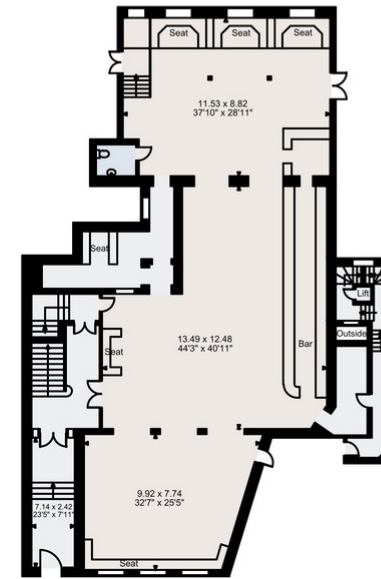




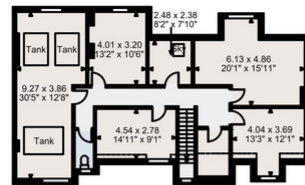
Cellar



Lower Ground Floor



Ground Floor



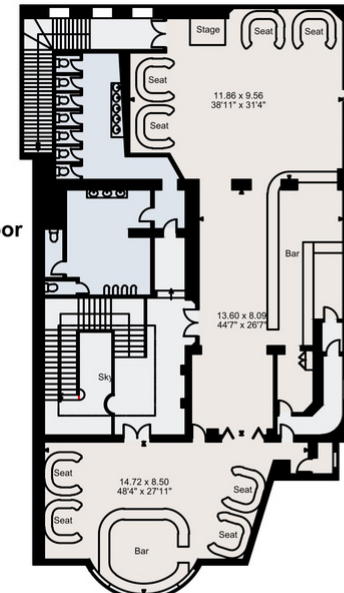
Third Floor



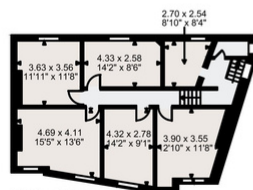
Second Floor



Ground Floor



First Floor



Third Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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TENANCY

Freehold. The property is now let to NEOS 26 Ltd 16965866 T/A Revolucion De Cuba Nottingham on a 25 year FRI lease from 26th August 2015 to 28th August 2043 with a break on 27th August 2032. The rent passing has been regear following Neos Hospitalities acquisition of Revel Collection to £175,000pa and is subject to five yearly rent reviews on an upward only basis in line with RPI, with a collar and cap of 1 and 3%.

COVENANT

NEOS Hospitality Limited is one of the UK's largest party bar and late-night entertainment operators. The business has its roots in Rekom UK — formerly The Luminar Group Ltd (founded 1988) and later the Deltic Group — which operated as the UK arm of Danish operator Rekom Group A/S. In 2024, the UK business separated from its Scandinavian parent through a corporate restructuring and was relaunched under the NEOS Hospitality name.

Established as a standalone business on 1 May 2024, NEOS is built around three core brands — Bonnie Rogues, Barbara's Bier Haus and Circuit — and is pursuing an ambitious rollout strategy for 2026 and beyond, backed by £25m of growth funding secured in 2024. As at May 2025 the group operated 19 venues across 12 towns and cities, including Cardiff, Bournemouth, Kingston, Birmingham and Chester. The operating company is registered as NEO'S Hospitality Limited (company number 14736269), incorporated on 17 March 2023.

Website – <https://neoshospitality.co.uk/>



PROPOSED CAPEX

As part of the lease regear Neos Hospitality are covenanted to refurbish the venue internally and externally within 2 years from the lease regear. We understand that they intend to convert to a Barbara's Bier Haus venue.

PLANNING

This property is a Grade II listed building (1254782) and within the Nottingham Conservation Area.

VAT

It is envisaged that the property will be sold as a TOGC so the transaction should therefore be exempt from VAT on the basis the purchasing entity is VAT registered.

EPC

C 57

TERMS

Offers in the order of £1,900,000 are invited for the benefit of our clients freehold interest. A sale at this level would reflect a net initial yield of 8.67%.



FIXTURE & FITTINGS

The fixtures and fittings are currently owned by the occupational tenant.

VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of the occupational tenants staff.

For further information and all viewing requests please contact the sole selling agents Savills.



MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all purchasers. Prospective purchasers will need to provide proof of identity and residence.



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savills

ADAM BULLAS

Tel: 07812 965395
abullas@savills.com

HARRY HEFFER

Tel: 07929 085103
harry.heffer@savills.com

STUART STARES

Tel: 07807 999841
sstares@savills.com

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 'i' in "savills" having a dot. The logo is white and is set against a dark background.