

## Large floorplate leisure opportunity in The Cornerhouse

962m<sup>2</sup>  
(10,355ft<sup>2</sup>)

- Situated in Nottingham's number one leisure and entertainment destination
- In the heart of the city centre
- Rare large floorplate leisure space
- Nearby tenants include Cineworld, Lost City Adventure Golf, Nando's, Funstation, TGI Friday's and Wagamama
- Suitable for a variety of uses (subject to consent and planning)



**TO LET**



Location



Gallery



Video



Contact

## Location

The Cornerhouse is a thriving location day and night, situated in the very heart of the shopping, entertainment and dining circuit of the city centre. It provides 200,000ft<sup>2</sup> of prime leisure space anchored by Cineworld with a host of well known F&B and leisure operators.

It is in a prime position close to major Nottingham landmarks; Nottingham Trent University, The Royal Concert Hall, The Theatre Royal and to the Victoria Shopping Centre.

Nottingham is a vibrant city with a core population of over 325,000, it is also home to over 70,000 students across two Universities. The Cornerhouse is well positioned close to many student accommodation buildings along with the main retail core and offices.

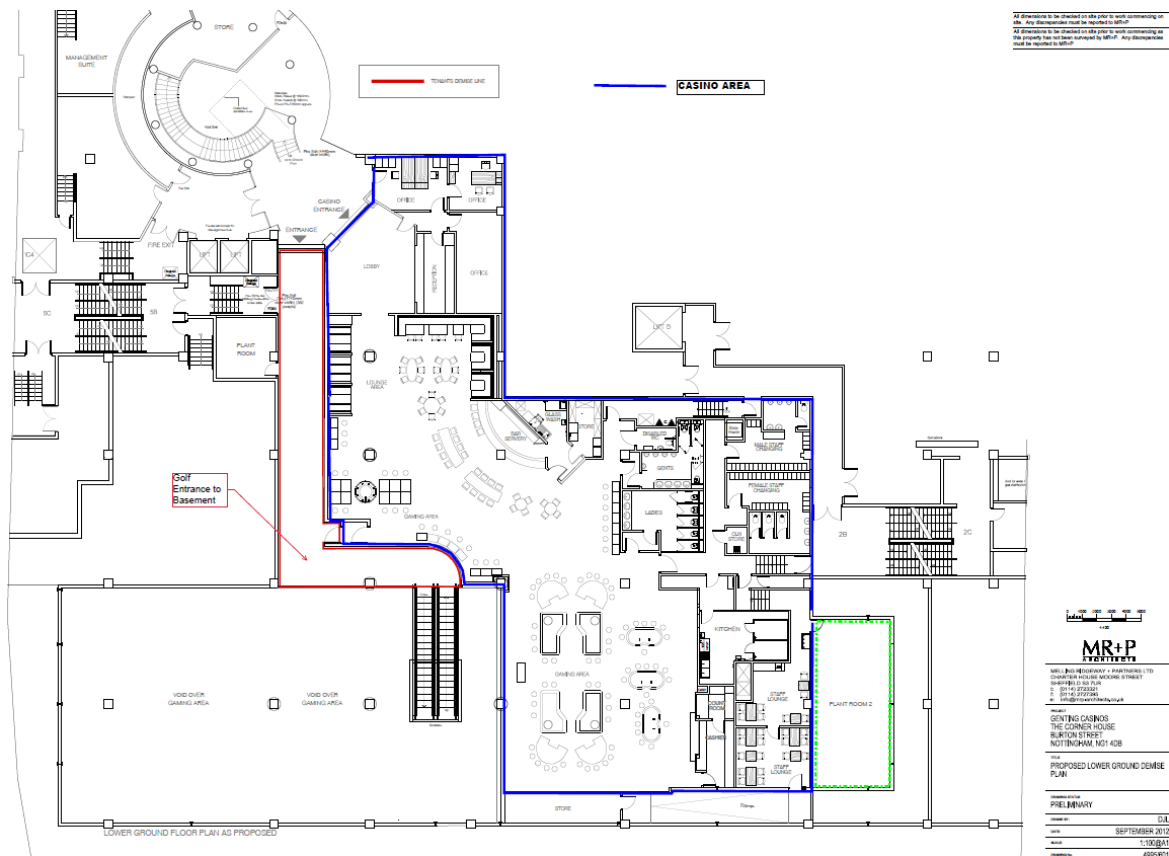


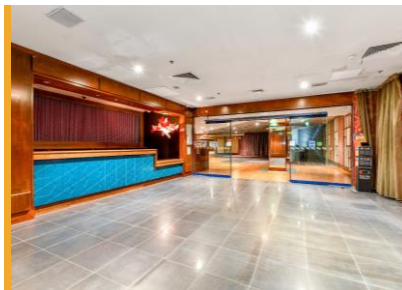
## The Property

The property comprises the former Genting Casino situated on the lower ground floor. The unit benefits from a prime entrance from the main 'Drum' entrance as well as lifts servicing each level.

Adjacent is Lost City Adventure Golf, and other tenants within The Cornerhouse include Cineworld, Axed, Roxy Ballroom, Wagamama, TGI Friday's, Revolution, Tamatanga and Wingstop.







## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Lower Ground Floor	962	10,355

Internally the property is in excellent condition and ready to be occupied. The casino fixtures and fittings having been removed leaving open plan accommodation with bar area, customer WCs and staff areas. A full video tour is available.

## Lease Terms

The property is available by way of a new sublease for a term of years to be agreed, the current lease expires in July 2031.

## Quoting Rent

On application.

## Planning

The property currently has permission granted for use as a casino. It is understood to be suitable for a variety of leisure uses – subject to consents.

All parties are to satisfy their own enquiries with the local planning authority if any change of use is required.





## Premises Licence

The property benefits from a premises licence that is linked to the use as a casino, alternative uses would need to apply to amend the existing licence. More details on request.

## Service Charge

The estimated service charge payable is approximately £70,818 for the current year.

## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

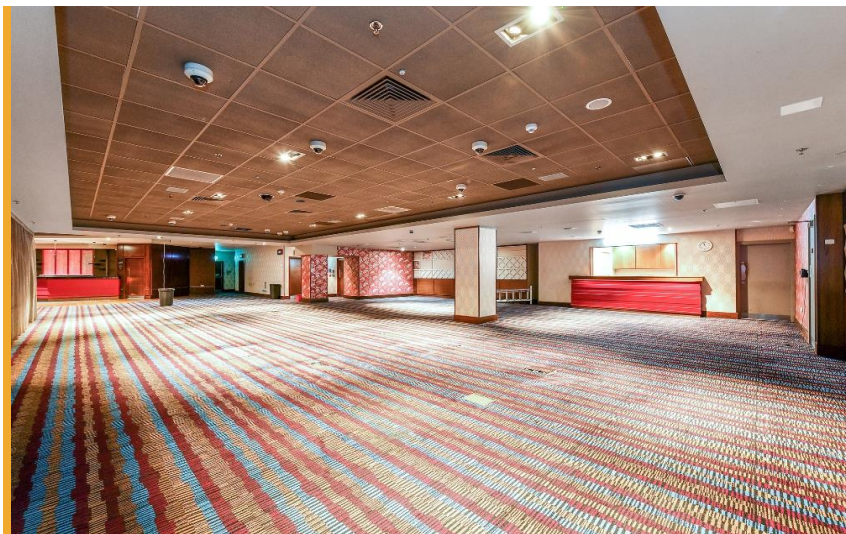
Casino & Premises

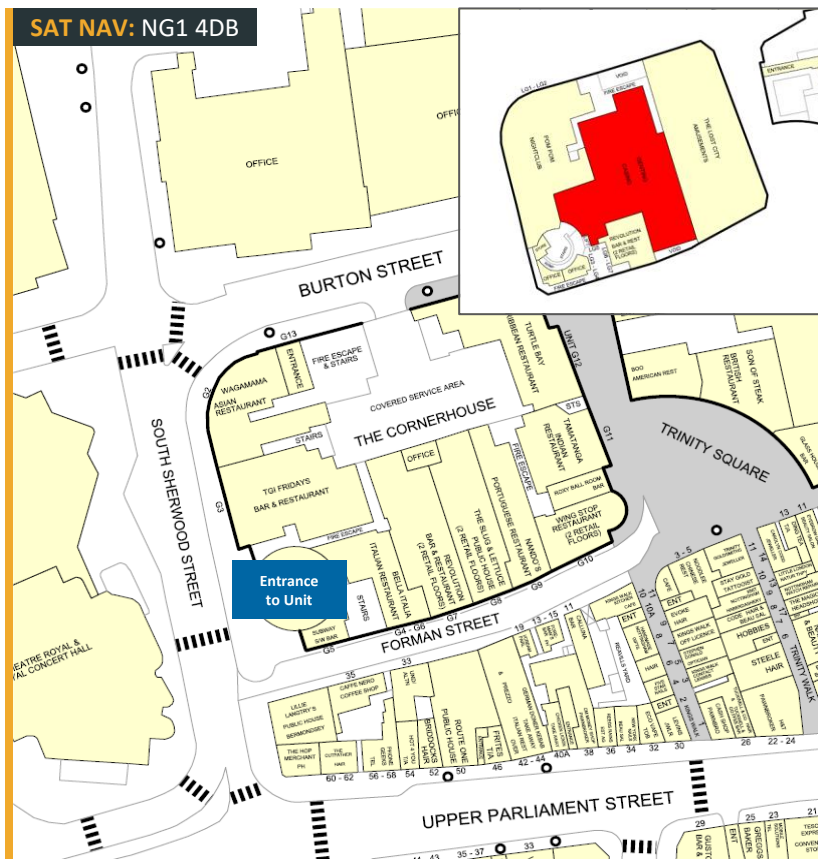
Rateable Value (2023): £96,000

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 01/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the relevant local billing authority.

## EPC

A copy of the EPC is available on request.





## VAT

VAT is applicable at the prevailing rate.

## Legal Costs

Each party are to bear their own legal costs incurred.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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