

26 St James Street | Nottingham | NG1 6FH

Fully fitted turnkey bar with late licence available immediately

115.29m²
(1,241ft²)

- Fully fitted including bar equipment, furniture, sound system, fire alarm and lighting with cellar
- All inclusive rent including bills, business rates, service charge and insurance
- Late licence until 5am
- Directly adjacent to Tunnel Nightclub and opposite Rileys Snooker Hall
- Nearby occupiers include Oz Bar, Icon, Truth, Rileys, Tunnel and Wetherspoons
- £2,750 per month plus VAT



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

The property is located on St James Street, Nottingham, an established leisure destination a short distance from the Old Market Square.

Nearby occupiers include Truth Bar, Icon, Oz Bar, the Roebuck Inn (Wetherspoons), Rileys and Tunnel Nightclub amongst others.

The Property

The property previously traded as Bar 28 and comprises a fully refurbished and ready to trade ground floor bar with toilets and cellar.

The bar is currently fitted with all bar equipment including fridges, ice machine, back bar, beer pumps, cellar, sound system, lighting, fire alarm, emergency lighting and signage.

The unit is ground floor only with a small mezzanine area, rear toilets and beer cellar with a total capacity of 80.

Licence

The property benefits from the following alcohol licence; late night refreshments until 5am and opening until 5am from 9am 7 days a week.





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Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor	62.70	675
Rear Cellar & Toilets	52.58	566
Total	115.29	1,241

Lease Terms

The property is available on a new lease for a term of years to be agreed.

Rent

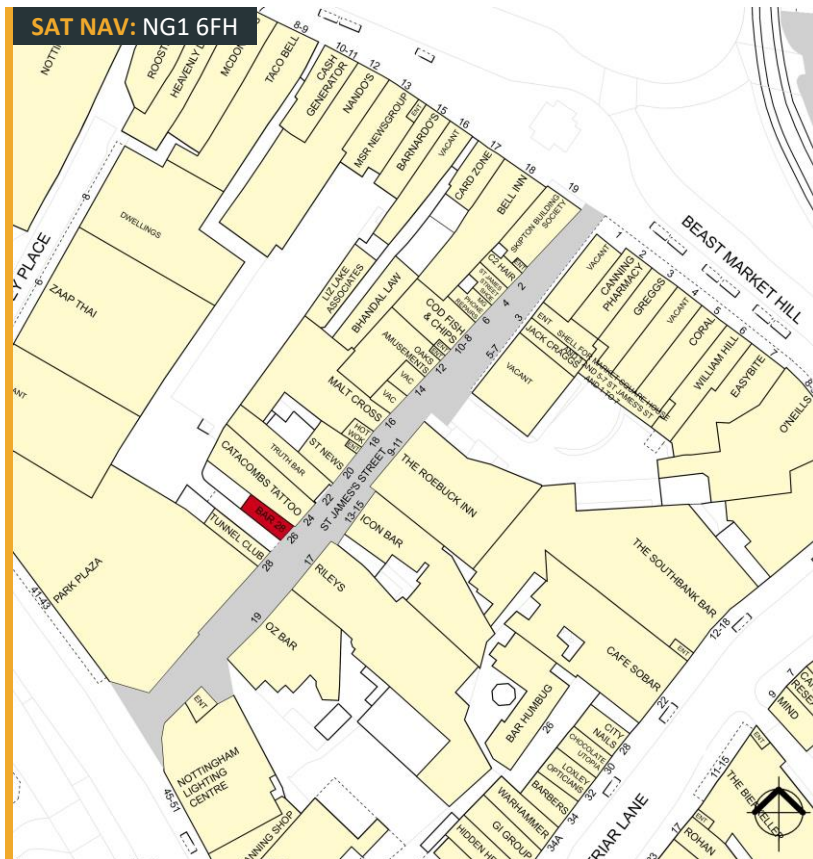
The property is available at a rent of:-

£2,750 per month plus VAT

on an all inclusive basis to include the following; rent, business rates, insurance, service charge & utilities.

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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21/11/2023

Please click [here](#) to read our "Property Misdescriptions Act". E&OE.