

57 Long Row | Nottingham | NG1 6JB

# PRIME FULLY FITTED RESTAURANT / BAR – LEASE FOR SALE

## Confidential Staff Unaware

295.98m<sup>2</sup>  
(3,186ft<sup>2</sup>)

- Fully fitted restaurant / bar
- Prime city location overlooking Market Square
- External seating to the front
- 12am on & off premises licence
- Available by way of sub-letting or assignment (new lease maybe considered)
- Close to Nandos, Slug & Lettuce, McDonalds, Heavenly Desserts and KFC



**TO LET**



Location



Gallery



Contact



## Location

Prime position restaurant / bar premises in the heart of Nottingham city centre within the leisure pitch of Long Row which benefits from strong footfall throughout the day and night.

The locality is popular with both restaurants and retailers and in the immediate vicinity there is a host of popular and well recognised operators including Nandos, Slug & Lettuce, Taco Bell, KFC, and Falafel.

It is in an extremely visible and prominent position overlooking Nottingham's Market Square, home to events throughout the year.

Other key Nottingham destinations The Cornerhouse leisure scheme, the Theatre Royal and The Victoria Shopping Centre are all a short walk away.

## The Property

Fully fitted and designed to a high standard the property comprises a restaurant and bar with kitchen, customer WCs, and ancillary storage both at ground and basement floors.

There is a pavement licence allowing for external seating to the front with a southerly aspect capturing the sun and overlooking the Market Square.

The property is being offered with the fixtures and fittings in place for a premium to be agreed.





## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	295.98	3,186
Basement stores	130.20	1,401
<b>Total</b>	<b>426.18</b>	<b>4,587</b>

## Lease Terms

The property is available by way of sub-letting or assignment of the existing lease.

The existing lease runs to 10/11/2025 and is inside the Landlord and Tenant Act 1954.

The passing rent is £88,207.33 per annum.

Subject to covenant and landlord consent a new lease may be considered.

## Premium

Premium offers are invited for the fixtures, fittings and goodwill of the business.

Please contact the agent to discuss.



## VAT

VAT is applicable at the prevailing rate.

## Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office, clinic, health centre and gym.

## Business Rates

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

Rateable Value (2023):    £65,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 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 local billing authority.

## EPC

A copy of the EPC is available on request.

## Service Charge

An ad-hoc service charge is applicable towards maintenance of the building, this is capped at a maximum of £6,000 in any one year.



## Legal Costs

Each party are to bear their own legal costs incurred.

## Viewing

Please note this is confidential and staff are not aware, viewing is strictly to be organised through sole agent FHP.

## Plans

Available on request.

## Further Information

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

### Oliver Marshall

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oliver@fhp.co.uk

### Ellis Cullen

07450 972 111  
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### Fisher Hargreaves Proctor Ltd.

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[fhp.co.uk](http://fhp.co.uk)

06/02/2024

Please click here to read our "Property Misdescriptions Act". E&OE.