

13 Queen Street | Nottingham | NG1 2BL

Prime restaurant unit in Nottingham city centre

325.86m²
(3,508ft²)

- Ground Floor: 216.11m² (2,326ft²)
- Mezzanine: 109.75m² (1,181ft²)
- Prime restaurant and leisure pitch, a short distance from The Cornerhouse, Victoria Centre and Old Market Square
- Nearby occupiers include Manahatta, Bills, Gusto Italian, The Alchemist, Pizza Express, Barburrito, Souville Steakhouse, Zizzi, Afrikana and Maki & Ramen
- Premises licence until midnight



TO LET



Location



Gallery



Contact



Location

The property is located in an established leisure pitch situated in close proximity to The Cornerhouse which is anchored by a Vue Cinema and Lost World Golf, with a mixture of bars and restaurants. The Old Market Square is home to a number of events throughout the year including the Christmas Market and Nottingham Beach in the summer. The Royal Concert Hall, Theatre Royal and Victoria Shopping Centre, which benefits from an annual footfall of 20.4 million shoppers, are located a short distance from the subject premises.

Queen Street is a busy thoroughfare benefiting from a number of bus stops located in the vicinity and proximity to the university and student halls. Nearby occupiers include Manahatta, Bills, Gusto Italian, The Alchemist, Pizza Express, Barburrito, Souville Steakhouse, Zizzi, Caffe Nero, Five Guys and Maki & Ramen.

Accommodation

The property comprises the following approximate areas:-

Floor	m ²	ft ²
Ground Floor	216.11	2,326
Mezzanine	109.75	1,181
Total	325.86	3,508





Lease Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly rent reviews.

Rent

The property is available at a rent of:-

£85,000 per annum exclusive

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 use, clinic, health centre, creche and gym.

Premises Licence

We understand that the property benefits from a premises licence to trade until midnight. A copy of the premises licence is available from the sole letting agents.

VAT

VAT is applicable at the prevailing rate.

Service Charge

Further details are available upon request.

SAT NAV: NG1 2BL



Business Rates

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

Rateable Value (RV): £51,000

UBR Multiplier: 54.6p

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (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

The property has an EPC rating of B – 42.

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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28/04/2025

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