

6-8 Lower Parliament Street | Nottingham | NG1 3DA

High profile fitted restaurant premises in Nottingham city centre

220.83m²
(2,377ft²)

- Extensively fitted restaurant premises
- Hugely prominent position with high footfall
- Opposite Victoria Shopping Centre
- Ready to occupy
- Available by way of assignment
- Nearby occupiers include Urban Outfitters, Popeyes, 200 Degrees, Jollibee and Nationwide



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

The property is in a hugely prominent position situated on Lower Parliament Street, opposite the Victoria Centre and close to the busy junction linking prime retail pitches Clumber Street and the shopping centre itself.

It is directly opposite Urban Outfitters and Boots where there is a high footfall pedestrian crossing. The property is hugely visible and benefits from high footfall throughout the day and night.

Nottingham Trent University is a 5 minute walk away, as is the Theatre Royal and Royal Concert Hall. The property is within easy walking distance of all major amenities of Nottingham city centre and is well served by public transport including tram and bus.

Occupiers in the immediate vicinity include Urban Outfitters, Popeyes, 200 Degrees, Jollibee, Nationwide, Lloyds Bank as well as a host of national multiple occupiers on Clumber Street.

The Property

The property consists of a fitted restaurant/F&B premises having recently undergone a complete overhaul. Internally it provides an open seating area for approximately 50 covers, open servery kitchen and back of house kitchen and storage together with customer toilets.

EPC

A copy of the EPC is available on request.





Location



Gallery



Contact



Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	220.83	2,377

If required a further approximate 2,390ft² at basement could be negotiated separately with the landlord.

Lease Terms

The property is available by way of an assignment of the existing lease. The existing lease expires on 24th July 2034, it is held inside the Landlord & Tenant Act 1954. Alternatively a new lease may be granted subject to covenant and landlord approval.

Rent

The passing rent is:-

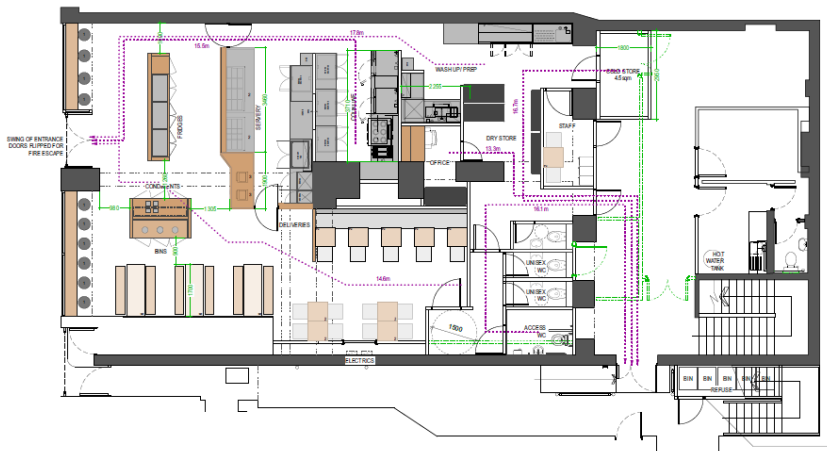
£100,000 per annum exclusive

Premium

Premium offers are invited for the benefit of the lease and the fixtures & fittings/extraction/M&E.

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 and gym.





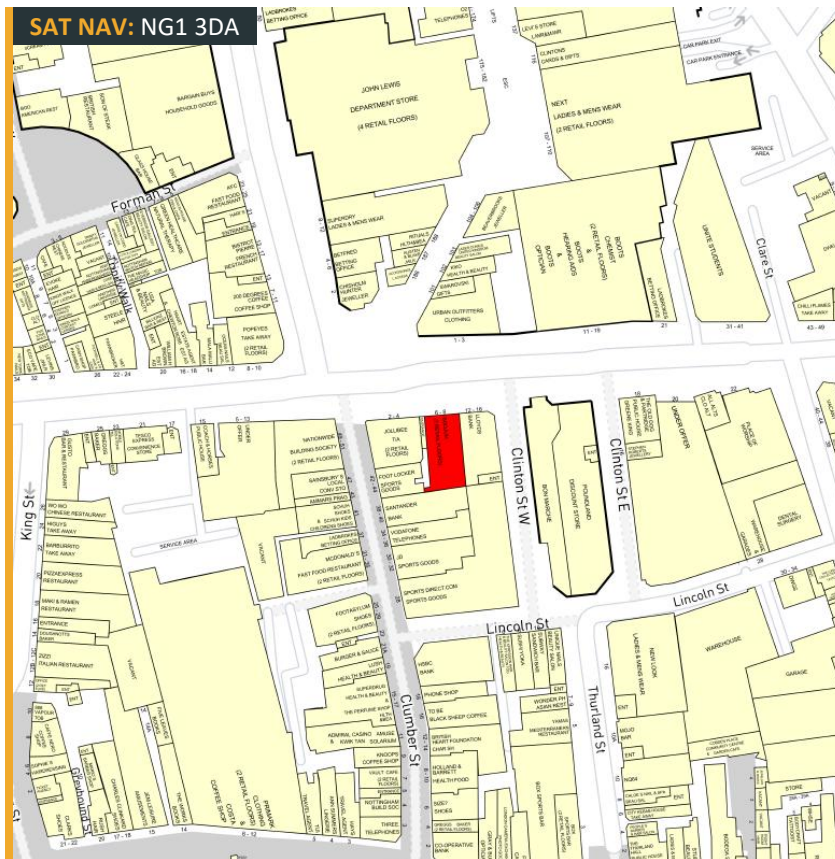
Location



Gallery



Contact



Business Rates

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

Rateable Value (RV): £125,000

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.

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:-

Oliver Marshall

07887 787 885

oliver@fhp.co.uk

Ellis Cullen

07450 972 111

ellis.cullen@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

08/10/2025

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