

Corner retail or café/restaurant unit in the heart of Nottingham city centre

227.70m²
(2,451ft²)

- Central city centre location, close to Nottingham's Market Square
- Busy location with high footfall
- To be stripped out ready for occupation
- Ground floor: 1,264ft²
Basement: 1,187ft²
- Nearby operators include **Forbidden Planet**, **Warhammer**, **Bierkeller**, **Costa**, **Mind** and **Starbucks**
- Quoting Rent £40,000 per annum



TO LET

Location

Gallery

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Location

The property is situated on Friar Lane which benefits from high footfall throughout the day, further benefiting from several main Trent Barton bus stops located directly opposite. Friar Lane is a main pedestrian thoroughfare from Nottingham Castle to the Old Market Square which is just 50 yards away.

The property benefits from a hugely prominent corner position, with nearby operators including; **Starbucks, Costa, Bierkeller, Southbank and Forbidden Planet.**

The Property

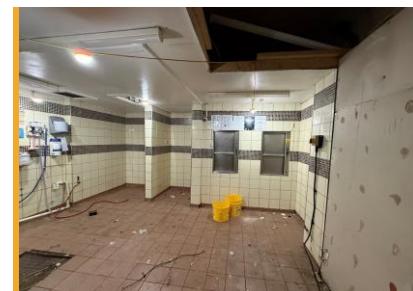
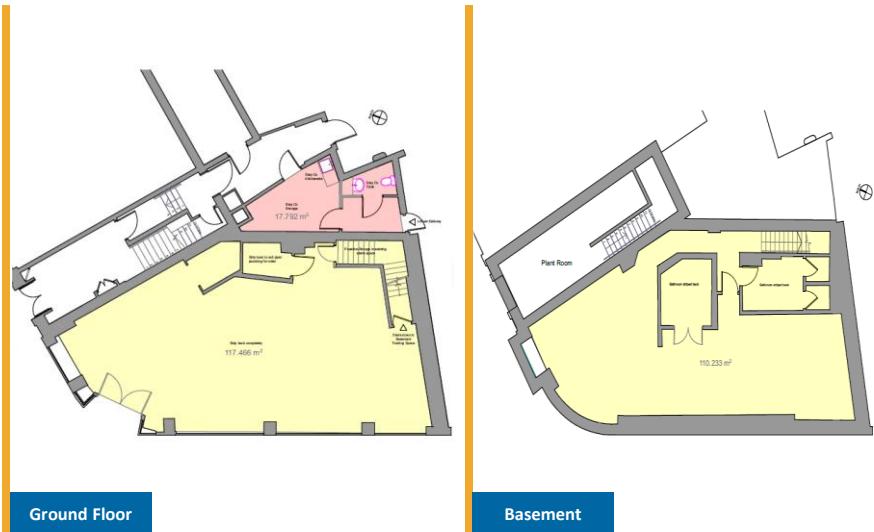
The property provides accommodation over ground and basement floors. Internally the property will undergo works to provide it in a white boxed condition ready for incoming tenant's fit out.

The property was formerly a pub/restaurant and benefits from wide bi-fold glazing with potential for sizeable outdoor seating area (subject to pavement licence).

Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor	117.47	1,264
Basement	110.23	1,187
Total	227.70	2,451





Lease Terms

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

Rent

The property is available at a quoting rent of:-

£40,000 per annum

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.

Business Rates

The property will require reassessment on occupation following redevelopment of the building.

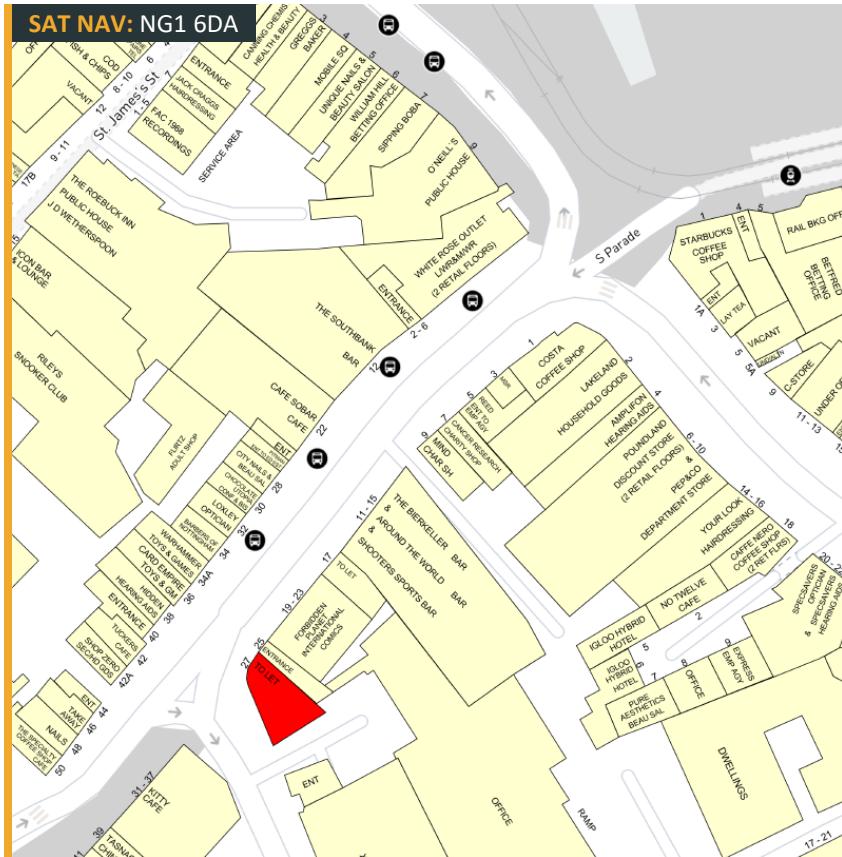
This information is for guidance only and all parties should check themselves with the local billing authority.

EPC

To be confirmed following redevelopment of the building.

Service Charge

A service charge will be payable towards communal maintenance of the building.



VAT

VAT is applicable at the prevailing rate.

Service Charge

A service charge will be payable towards communal maintenance of the building.

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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