

72 Maid Marian Way | Nottingham | NG1 6BJ

Fitted café/restaurant opportunity fronting busy inner city ring road

238.29m²
(2,565ft²)

- Hugely prominent position (daily traffic flow c. 17,000 per day)
- Fully fitted café/restaurant opportunity
- Located near to lots of student, residential, office accommodation and hotels
- Operators in the vicinity include **Kaspa's, Tesco Express, Cumin, You Want Beef, Travelodge** and **Park Plaza**
- Quoting Rent £30,000 pax



TO LET



Location



Gallery



Contact





Location



Gallery



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Location

The property occupies a hugely prominent location fronting Maid Marian Way which is part of the busy city centre inner ring road system, with over 17,000 vehicle movements per day. It is a great opportunity for a city centre position with roadside exposure.

The premises are located in the city centre, a close walk and within proximity to lots of residential and student accommodation, offices and the city centre hotels. It is close to Nottingham Castle, a busy tourist attraction in the city.

Operators close by include Travelodge, Park Plaza, Britannia Hotel, Kaspas, You Want Beef, Tesco Express, Cumin and a host of other independent and regional tenants.



The Property

The property comprises a fitted café/restaurant which was formerly used as a board game café, it has an open plan sales area, counter with ancillary customer WC's and storage. The unit has a modern, highly prominent shop front onto Maid Marian Way.

EPC

The property has an EPC rating of C – 67.





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Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor	238.29	2,565

Lease Terms

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a rent of:-

£30,000 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.

Service Charge

There is a service charge payable towards communal maintenance of the building, details on request.



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