

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

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.





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:-

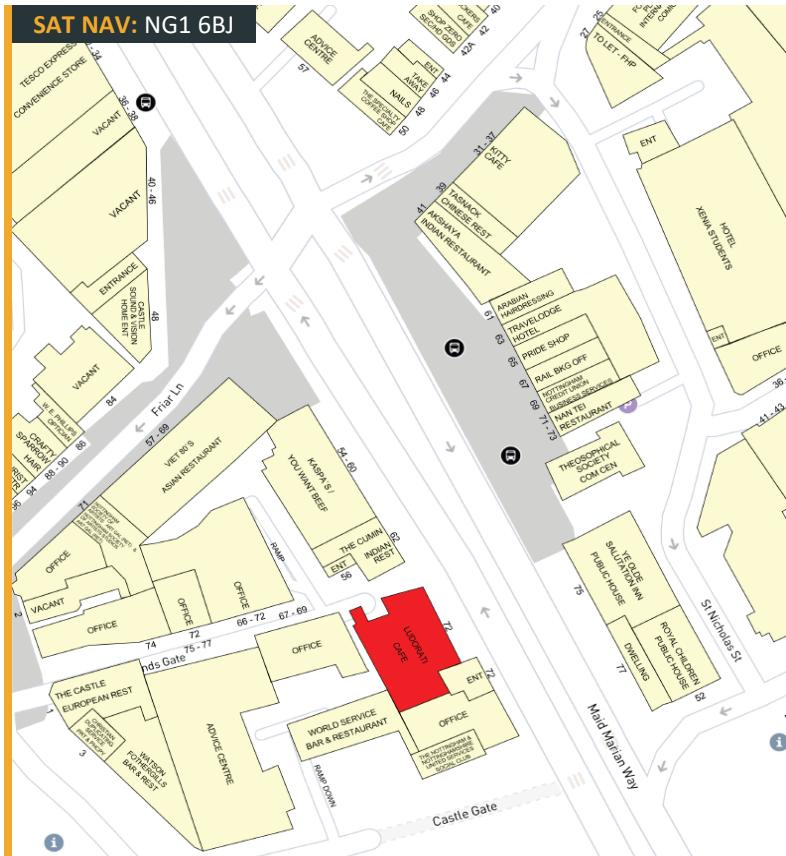
£30,000 per annum exclusive

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.



Business Rates

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

Rateable Value (RV): £39,500

UBR Multiplier: 49.9p

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:-

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