

2 Barker Gate | Nottingham | NG1 1JS

Part fitted Bar/Restaurant/Leisure premises

660.00m²
(7,104ft²)

- Fitted leisure venue suitable for bar/restaurant use
- 2am Premises Licence
- Commercial kitchen in situ
- Sought after Lace Market location within the city
- Nearby operators include **Motorpoint Arena, Anoki, Albertina's Pizza, Bunk, The Angel and Raymonds**
- Quoting rent: £60,000 pax



TO LET



Location



Gallery



Contact





Location

The property is located in the historic Lace Market area of Nottingham city centre, a stones throw from the Motorpoint Arena which is home to major events and concerts throughout the year. The property benefits from a prominent canopy entrance from Barker Gate leading down to open plan leisure space.

The Lace Market and Hockley are thriving and vibrant areas of the city, the surrounding area is an eclectic mix of independent, regional and national operators.

Nearby operators in the vicinity include Motorpoint Arena, Anoki, Albertina's Pizza, Bunk, Raymonds, Mowgli and The Angel.

The Property

Formerly operated as Bistro Live, the premises are accessed from a prominent entrance on Barker Gate. Stairs lead down to character space at lower ground floor part fitted as a bar and restaurant. There is a large open plan venue space, a commercial kitchen, customer toilets and ancillary areas.

Premises Licence

The property benefits from a late alcohol licence from 10am until 2am Monday to Sunday. Full licence info available on request.





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Area	660.00	7,104

Lease Terms

Subject to vacant possession, the property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a rent of:-

£60,000 per annum exclusive

Planning

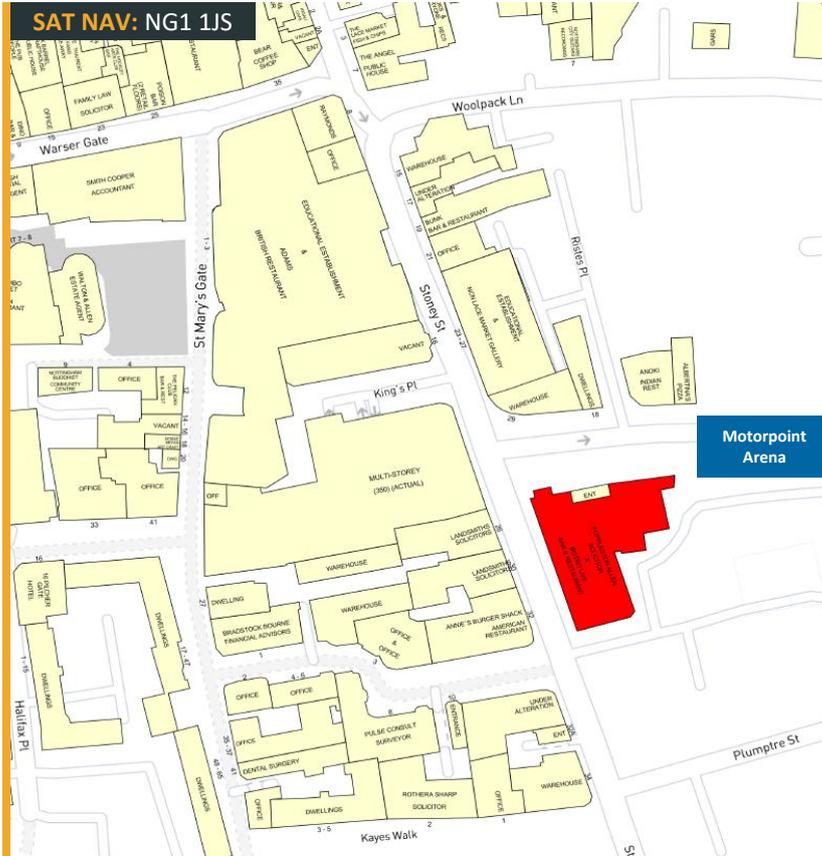
The property was last used as a restaurant and leisure premises understood to fall within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Service Charge

There is a service charge towards maintenance of the building. The estimate for the current year is £4,304 + VAT.

Buildings Insurance

The estimate for the current year is £3,132.59 + VAT.



Business Rates

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

Rateable Value (RV) to 31st March 2026: £47,750

Rateable Value (RV) from 1st April 2026: £56,000 (draft)

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of 43.0p. 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 - 37.

VAT & Legal Costs

VAT is applicable at the prevailing rate. 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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