

15-16 St James' Street | Nottingham | NG1 6FH

Fully fitted bar/nightclub in prime City Centre location

Available immediately

439.08m²
(4,737ft²)

- Ground floor 3,485ft²
- Basement 1,252ft²
- Premises license to 3.30am
- Fully fitted to a high standard
- Rent - £70,000 per annum
- Premium sought for F&F
- Sui Generis Use Class
- Nearby occupiers include **Riley's Sports Bar, The Roebuck Inn, The Maltcross, Oz Bar, Katie O'Briens, Alcove Bar, Tunnel Club** and more



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

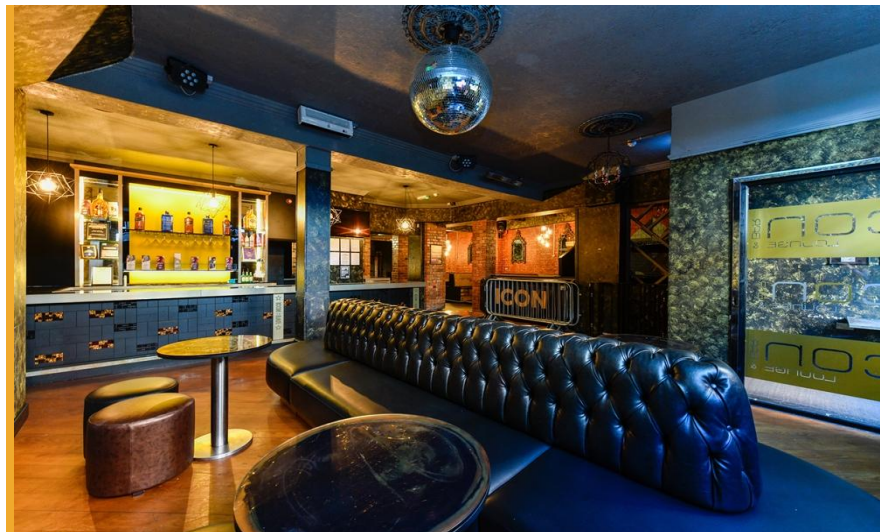
Location

The property is located on St James' Street which is a pedestrianised street in Nottingham City Centre, located a short distance from Old Market Square. St James' Street is a vibrant and busy pitch within the Nottingham leisure circuit and has long been home to a strong mix of wet lead venues.

Nearby operators include **Riley's Sports Bar**, **The Roebuck Inn**, **The Maltcross**, **Oz Bar**, **Katie O'Briens**, **Alcove Bar**, **Tunnel Club** and more.

The Property

The property is a bar/nightclub laid out over ground and basement. Internally, the ground floor is largely in an open plan configuration with the bar centrally located and dance floor and customer toilets towards the rear. The basement provides beer cellar and ancillary staff accommodation. The property is fitted out to an extremely high standard ready for immediate occupation.



EPC

The property has an EPC rating of C.

Premises License

The premises benefit from a late alcohol license to 3.30am, further details available on request.





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor	323.77	3,485
Basement	116.31	1,252
Total	439.08	4,737

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:-

£70,000 per annum
(Seventy Thousand Pounds)

Planning

It is understood the property falls within **Sui Generis** and can therefore be used as bar/nightclub.



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Business Rates

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

Rateable Value (RV): £22,500

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 38.2p. 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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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.