

Rare part fitted bar/restaurant premises within established Nottingham leisure pitch

Ground Floor: 337.60m² (3,634ft²)

First Floor: 483.10m² (5,200ft²)

- Prime Nottingham city centre location
- Total area up to 8,834ft² (potential to split)
- Part fitted for bar/restaurant
- 3am premises licence
- External seating area
- Nearby operators include Alea Casino, Las Iguanas, Premier Inn, Caffe Nero and Bar + Block
- Quoting Rent £90,000 pax



TO LET



Location



Gallery



Video



Contact

Location

Nottingham is one of 8 core cities in the UK, situated in the centre of the country and regarded as the capital of the East Midlands. It has an urban catchment of 750,000 and is home to 2 highly rated universities (Nottingham University and Nottingham Trent University) with over 65,000 students.

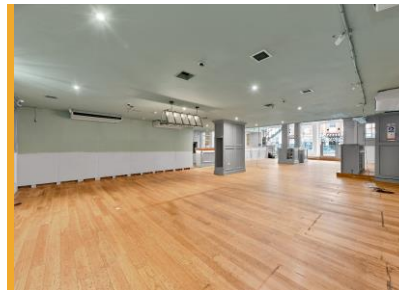
The property forms part of the wider 145,000ft² Chapel Quarter building which is a high profile mixed use scheme comprising ground floor retail and leisure (Las Iguanas, Sushi Mania, Mr Mans Restaurant, Bar + Block) with upper floor Grade A offices and 120 bed Premier Inn hotel.

The unit is in a hugely prominent position fronting the pedestrianised Chapel Bar. It is in the heart of Nottingham city centre yards from the Market Square, and close to Nottingham's main office district which generates strong footfall during the day and night.

Chapel Bar is within an established leisure pitch with a number of quality national and regional operators including Nandos, Browns Bar & Brasserie, Chino Latino, and Zaap Thai. Hotels Park Plaza, Crowne Plaza, Travelodge and Britannia are all a short walk, as well as Alea Casino and Grosvenor Casino.

EPC

A copy of the EPC is available on request.





The Property

The property comprises a former bar and restaurant which remains part fitted. The accommodation is over ground and first floor; the ground floor comprises open plan bar and restaurant/seating area along with ancillary cellar/storage. A feature staircase leads to the first floor where there is currently a part fitted kitchen, ladies and gents toilets and additional shell spec accommodation ideal for additional restaurant space. The first floor benefits from being fully glazed with prominent corner frontage looking towards the Market Square.

There is a dumb waiter installed linking the kitchen with the ground floor, and the property is serviced from the Chapel Quarter service yard.

Chapel Bar is fully pedestrianised and the unit has fixed external seating along with the other restaurants on the street which creates a great environment and European feel, particularly in the summer.

Whilst currently a bar/restaurant the property would also be well suited for alternative uses such as competitive socialising and co-working uses.

Licence

The unit benefits from a rare late licence from 8am until 3am 7 days a week. The licence will be transferred to the new occupiers on completion.



Accommodation

The property provides the following areas:-

Floor	m ²	ft ²
Ground Floor	337.60	3,634
First Floor	483.10	5,200
Total	820.69	8,834

Plans in PDF and DWG available on request.

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 quoting rent of:-

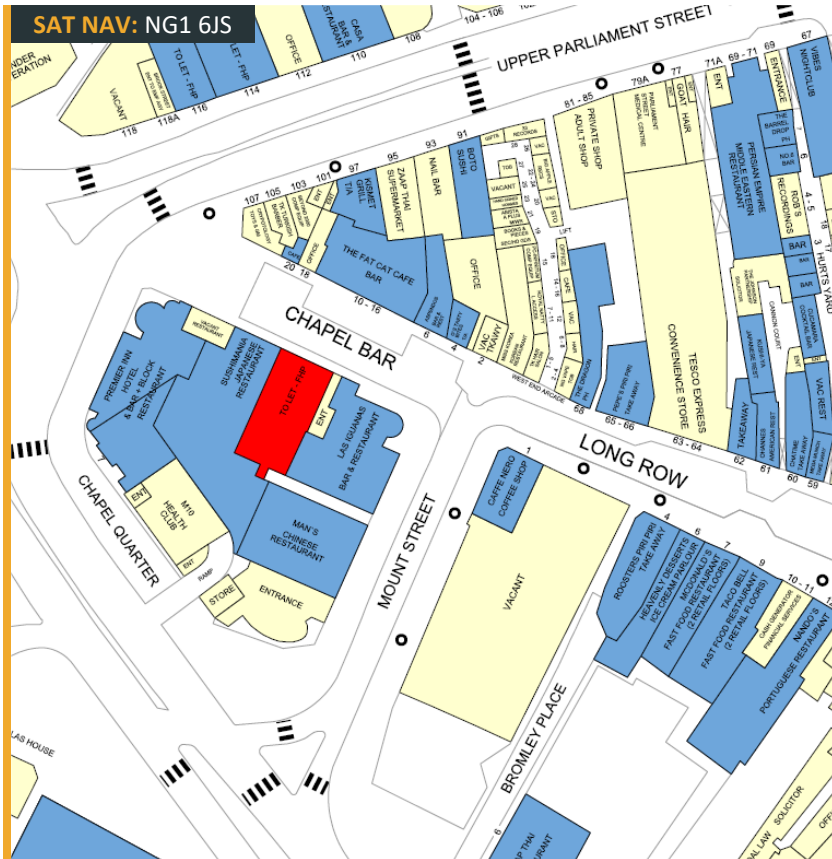
£90,000 per annum exclusive

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 the maintenance of the building, this is currently estimated at £12,976 for the current year.



Business Rates

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

Rateable Value (2023): £68,000

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (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 & 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:-



Oliver Marshall
07887 787 885
oliver@fhp.co.uk

Jack Shakespeare
07817 924 949
jack@fhp.co.uk



Phil Morris
07779 666 210
pvm@ejhales.co.uk

Fisher Hargreaves Proctor Ltd.
10 Oxford Street, Nottingham, NG1 5BG

Please click [here](#) to read our "Property Misdescriptions Act". E&OE.

fhp.co.uk

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