

11 Queen Street | Nottingham | NG1 2BL

Prime restaurant unit in Nottingham city centre

496.66m²
(5,346ft²)

- Ground Floor: 443.33m² (4,772ft²)
- Mezzanine: 53.33m² (574ft²)
- Potential expansion into the basement accommodation, details available upon request
- Prime restaurant and leisure pitch, a short distance from The Cornerhouse, Victoria Centre and Old Market Square
- Nearby occupiers include Bills, Gusto, Rosa's Thai, Georges Great British Kitchen, The Alchemist, Pizza Express, Barburrito, Soulville Steakhouse, Zizzi and Wildwood
- Premises licence until 2am Monday-Wednesday and Thursday-Sunday until 3am



TO LET



Location



Gallery



Video



Contact



Location

The property is located in an established leisure pitch situated in close proximity to The Cornerhouse which is anchored by a 14 screen IMAX Cineworld Cinema and Lost World Golf, with a mixture of bars and restaurants and the Old Market Square which is home to a number of events throughout the year including the Christmas Market. The Royal Concert Hall, Theatre Royal and Victoria Shopping Centre, which benefits from an annual footfall of 23 million shoppers, are located a short distance from the subject premises.

Queen Street is a busy thoroughfare benefiting from a number of bus stops located in the vicinity and proximity to the university and student halls. Nearby occupiers include Bills, Gusto, Rosa's Thai, George's Great British Kitchen, The Alchemist, Pizza Express, Barburrito, Souville Steakhouse, Zizzi, Caffe Nero and Five Guys.



Accommodation

The property comprises the following approximate areas:-

Floor	m ²	ft ²
Ground Floor	443.33	4,772
Mezzanine	53.33	574
Total	496.66	5,346

There is potential for expansion into the basement accommodation, details available upon request.



Lease Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly rent reviews.

Rent

The property is available at a rent of:-

£125,000 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.

Premises Licence

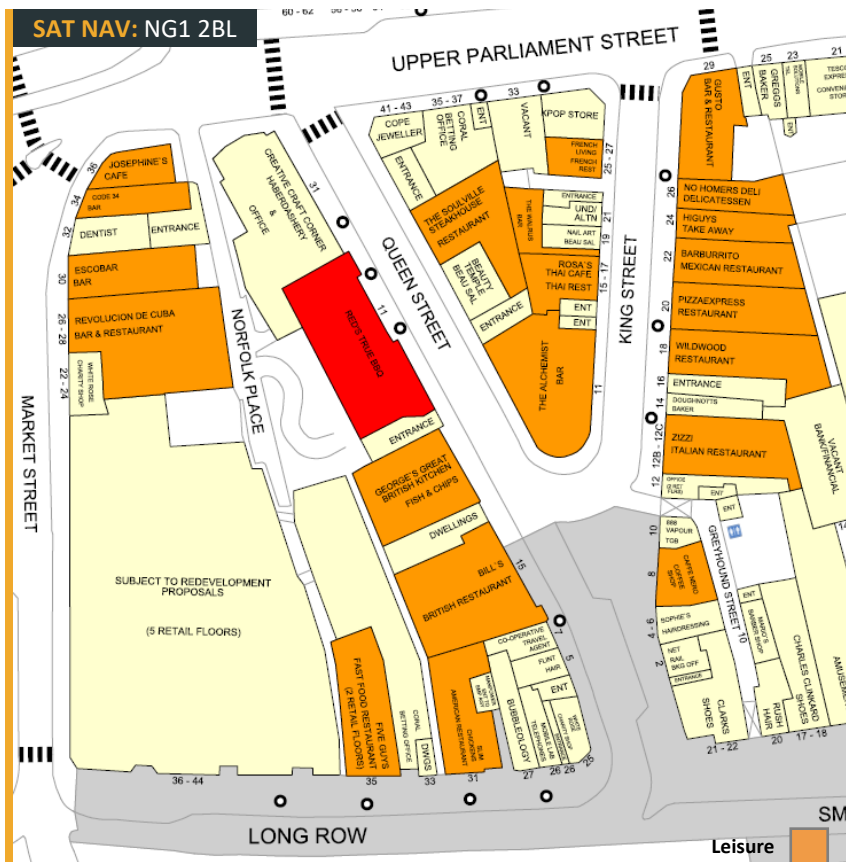
We understand that the property benefits from a premises licence to trade until 2am Monday-Wednesday and until 3am Thursday-Sunday. A copy of the premises licence is available from the sole letting agents.

VAT

VAT is applicable at the prevailing rate.

Service Charge

Further details are available upon request.



Business Rates

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

Rateable Value (2023): £122,000

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2023 to 31/03/2024 (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.

EPC

The property has an EPC rating of C – 52.

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:-

Alan Pearson
 07876 396 005
 alan@fhp.co.uk

Oliver Marshall
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25/09/2023

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