

34 Market Street | Nottingham | NG1 6HW

Prime retail/restaurant premises in Nottingham city centre

Ground floor: 81.93m² (882ft²)
Basement: 101.26m² (1,090ft²)

- Central Nottingham city centre location
- Part fitted bar/restaurant unit
- Busy location adjacent to Tram Stop and Theatre Royal
- Minutes walk from The Cornerhouse Leisure Scheme with Cineworld, Wagamama, TGI Friday, Revolution and Slug & Lettuce
- Nearby retailers include Starbucks, Copper Bar & Café and Revolucion de Cuba
- Quoting Rent: £35,000 pax



TO LET



Location



Gallery



Contact



Location

Nottingham has a catchment population of over 1.3 million people and over 3 million within a half hour drive time. There is a working population of over 850,000, the city is home to two of the UK's leading universities; The University of Nottingham and Nottingham Trent University, which are attended by approximately 70,000 students.

The subject property occupies a highly prominent central position on the busy Market Street which links Upper Parliament Street and the Market Square. It is close to Nottingham Trent University, The Cornerhouse leisure scheme and opposite the Theatre Royal. This is a thriving and busy location with an eclectic mix of national, regional and independent businesses, nearby operators include; Starbucks, Revolución de Cuba, Copper, Slug and Lettuce and Escobar.



The Property

The property is arranged over ground floor and basement, it is part fitted internally to a high standard as a bar/restaurant.

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 and office use. This information is for guidance only and all parties should check themselves with the local planning authority.





Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor	81.93	882
Basement	101.26	1,090
Total	183.19	1,972

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:-

£35,000 per annum exclusive

Freehold

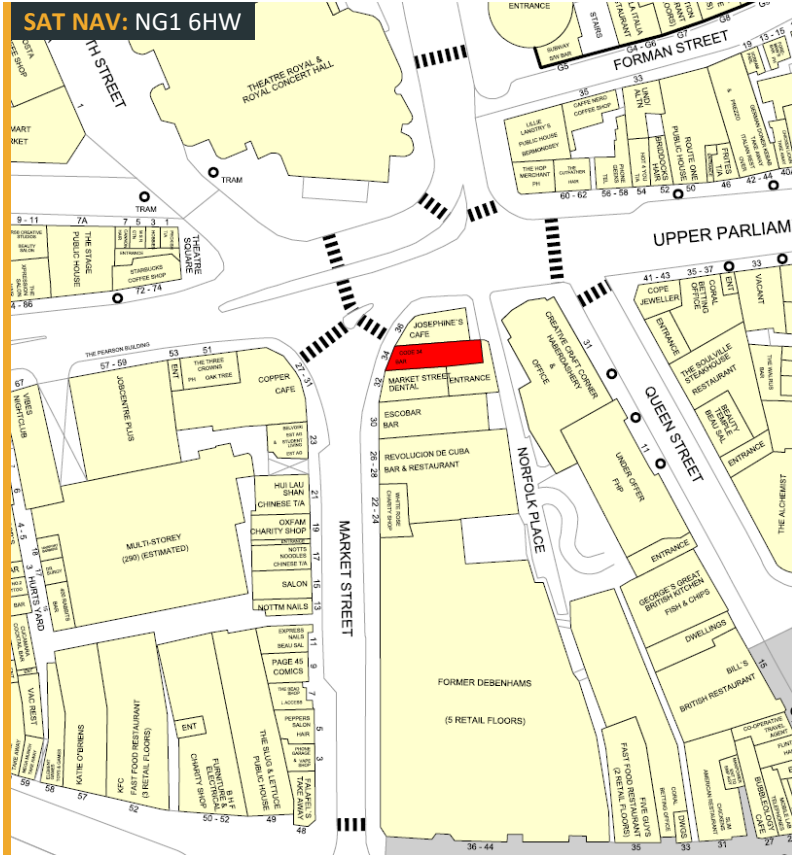
The freehold investment to include 2x residential apartments above and vacant possession of the retail unit can be purchased at a price of £750,000. More details on request.

VAT

VAT is applicable at the prevailing rate.

EPC

A copy of the EPC is available on request.



Business Rates

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

Restaurant & Premises
Rateable Value (2023): £19,750

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.

Legal Costs

Each party will bear their own legal costs.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Or contact our joint agents, Colliers:-

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