

## Rare large retail/leisure/restaurant opportunity in popular Nottingham suburb

390.46m<sup>2</sup>  
(4,203ft<sup>2</sup>)

- Prominent retail/restaurant/leisure opportunity
- Popular and well-shopped Nottingham suburb
- Main road frontage with c. 15,000 daily traffic flow
- Rear loading yard
- Vibrant mix of retail and leisure in the vicinity including Co-op, The Gym, Pudding Pantry and Rakki Rakkas
- Quoting Rent £50,000 per annum exclusive



**TO LET**



Location



Gallery



Contact

## Location

The Nottingham suburb of Sherwood lies approximately 3 miles north of Nottingham City Centre and the primary retail offer is concentrated around the A60 Mansfield Road which benefits from a daily traffic flow of circa 15,000 vehicles.

Sherwood has evolved into an eclectic hub of exciting retail and leisure businesses well used by the local population. The subject property is located within the main retail pitch with other operators including Co-op, Birds Bakery, Holland & Barrett, Pudding Pantry and Rakki Rakkas to name a few.

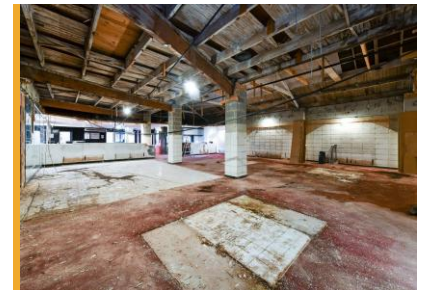
## The Property

The property was formerly Ginza Teppanyaki restaurant, it has been partially stripped internally to provide open plan accommodation ready for an ingoing operator's fit out. It benefits from commercial gas supply, 3 phase electric along with rear loading and a small rear yard.

## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Restaurant/Bar Area	332	3,574
Back of House Kitchen/Stores	58.44	629
<b>Total</b>	<b>390.46</b>	<b>4,203</b>





## Lease Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is available at a quoting rent of:-

**£50,000 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, clinic, health centre and gym.

## EPC

A copy of the EPC is available on request.

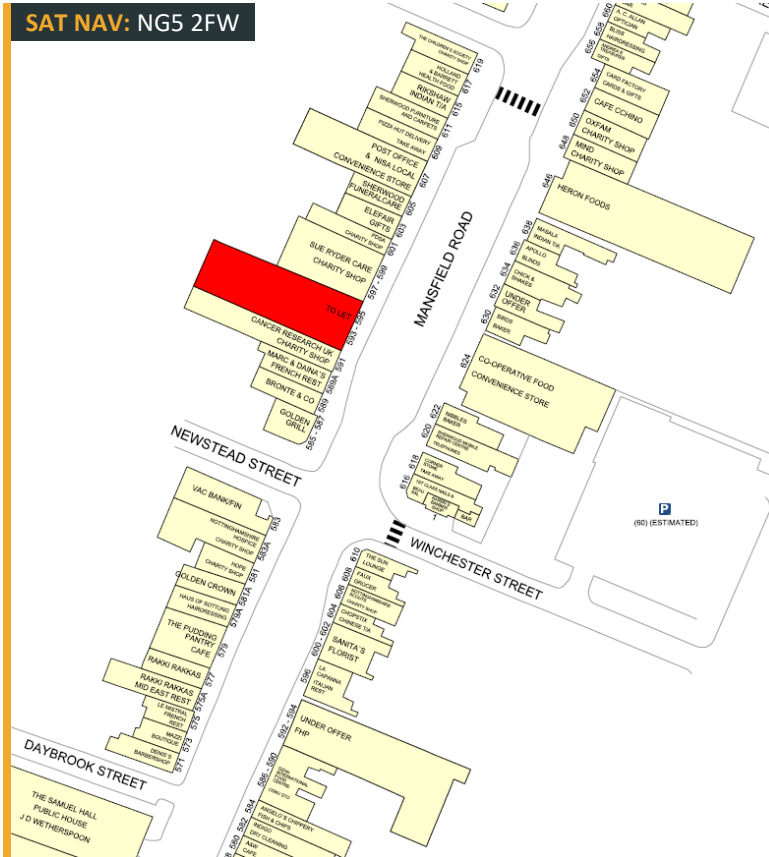
## Business Rates

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

Restaurant & Premises	
Rateable Value (2023):	£29,500

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 relevant local billing authority.

**SAT NAV: NG5 2FW**



## VAT

The property is not VAT elected and therefore not charged on the rent.

## 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.