

## Upper floor leisure premises in prime city centre location

1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> Floors

108.6m<sup>2</sup> - 357.7m<sup>2</sup>  
(1,169ft<sup>2</sup> - 3,850ft<sup>2</sup>)

- Upper floor leisure accommodation available to let within Nottingham's prime leisure pitch
- Grade II Listed building
- E Class premises, would suit leisure uses such as escape room, gym etc with other uses considered subject to planning permission
- Potential to take all three floors or to subdivide space
- Nearby occupiers include Barburrito, Gusto, Panda Tea Co, The Alchemist, The Walrus, Manahatta, Zizzi and many more
- Rent – From £12,000 per annum



TO LET



Location



Gallery



Contact

## Location

The premises is located on King Street, which is Nottingham's prime daytime and evening leisure location with various high quality bars and restaurants in the immediate vicinity. King Street sits just to the north of Nottingham's Market Square and is a short distance away from the prime shopping centre locations of Clumber Street and the Victoria Centre. Immediately outside the property there are public bus stops, as well as a tram station and ample pay and display car parks.

## The Property

The property comprises the upper floors of Grosvenor Chambers, which is a heritage building in Nottingham City Centre. The premises are accessed directly from King Street via a separate stairwell and benefits from its own utility service connections.

## Accommodation

The property provides the following approximate areas:

Floor	m <sup>2</sup>	ft <sup>2</sup>
First Floor	122.4	1,318
Second Floor	126.6	1,362
Third Floor	108.6	1,169
<b>Total</b>	<b>357.7</b>	<b>3,850</b>

(This information is given for guidance purposes only.)





## Lease Terms

The premises are available by way of effective full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is available at a passing rent from:

**£12,000 per annum**

## EPC

To be confirmed.

## Business Rates

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

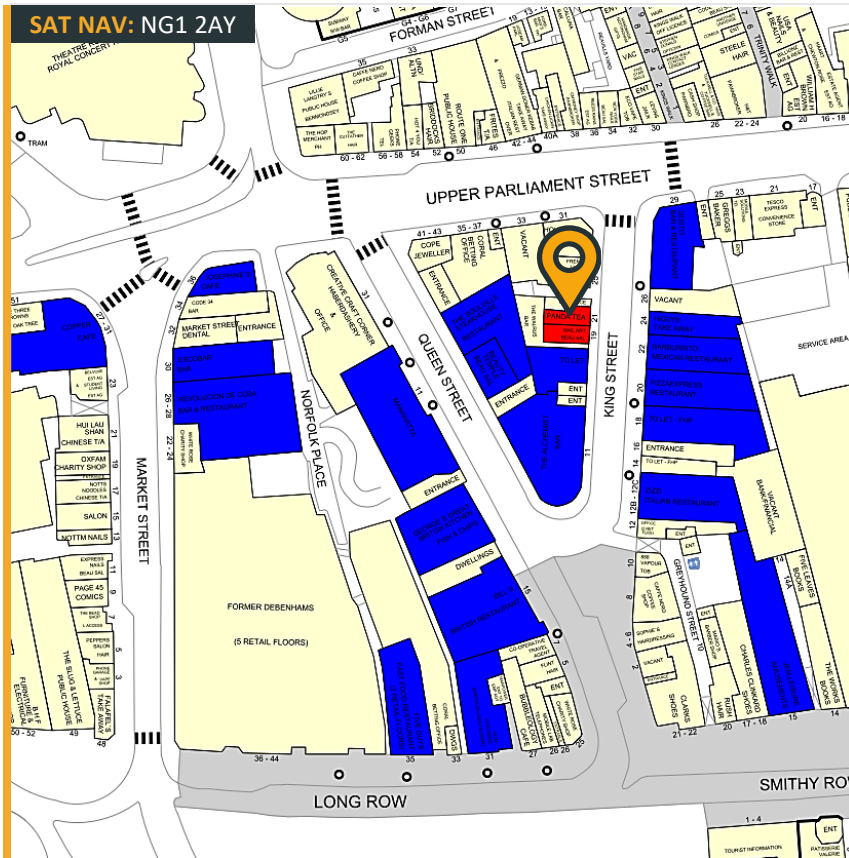
### Shop & Premises

Rateable Value (2023): £29,750

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until from 01/04/2024 to 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

The property is not elected for VAT.

## Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, mixed use café/restaurant and bar, financial & professional services, office use, clinic, health centre, creche and gym.

## 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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