



Attractive Former Restaurant Unit in Popular Location

2,483 Sq Ft (230.67 Sq M)

- Available Now
- Existing Alcohol License
- Established Restaurant Location with High Footfall

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Location

The property is situated on Low Pavement, within one of Nottingham city centre's key restaurant and leisure locations. The immediate area is home to a strong mix of independent and established operators, including The Ivy, Public Coffee House and Kinu.

Low Pavement provides an important pedestrian link to Bridlesmith Gate, Nottingham's premium fashion pitch, where occupiers include Hugo Boss, Flannels and Fred Perry. The property is also within close proximity to the principal retail areas of Albert Street and Lister Gate home to national retailers including M&S, Superdry, New Look and Hotel Chocolat.

Description

An attractive Grade II Listed period property dating from the 1800s, formerly occupied as a restaurant and arranged over two levels. The premises retain plenty of character and provide flexible accommodation with potential for a variety of uses, subject to the necessary consents.

The property benefits from an existing alcohol licence and a range of existing fixtures and amenities, including:

- LED lighting
- Air conditioning
- Fitted bar area with plumbing
- WC facilities
- Basement/storage accommodation
- Emergency lighting

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	2,120	196.95
Basement	365	33.91
TOTAL	2,483 SQ FT	230.67 SQ M

Terms

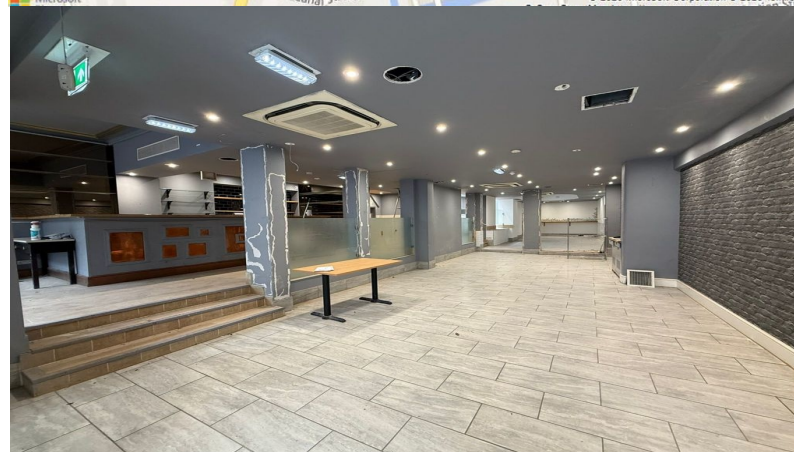
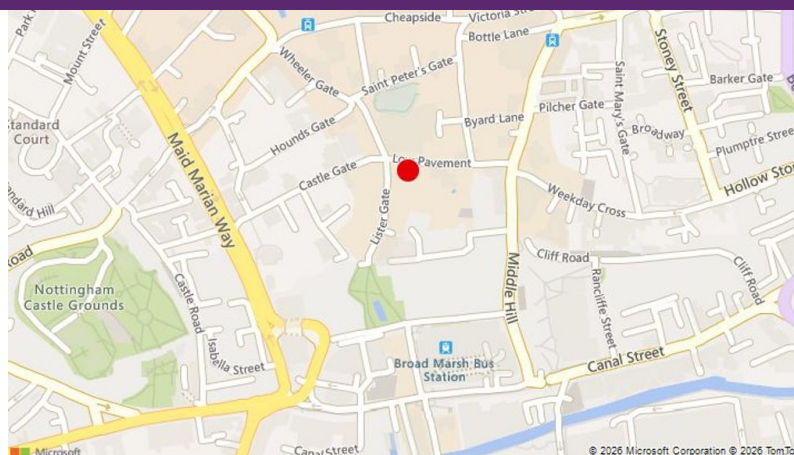
The premises are immediately available by way of a new internal repairing and insuring lease at an initial rent of £37,500 per annum.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

On application.



EPC Rating

The EPC rating for the property is B(42).

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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