
24 Low Pavement

Nottingham | NG1 7DL

Grade II Listed Restaurant Premises Fitted to a High Standard with South Facing Terrace and Garden

794.31m² (8,550ft²)



- Established restaurant pitch adjacent to the redevelopment of Bridlesmith Gate which is on site
- Adjacent to Paul Smith and opposite Jo Malone
- Ground Floor 2,505ft² (232.72m²)
- Basement 756ft² (70.23m²)
- First Floor 1,994ft² (185.25m²)
- Second Floor 1,806ft² (167.78m²)
- Third Floor Ancillary 1,489ft² (138.33m²)



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To Let



Location

The subject premises are located at the junction of Low Pavement and Bridlesmith Gate, the aspirational fashion pitch for Nottingham. It is home to retailers such as Hugo Boss, Flannels, Diesel, 18 Montrose, Fred Perry, Joules, Jack Wills, to name but a few.

The £120 million redevelopment of Intu Broadmarsh is now on site with completion scheduled for Summer 2021. The adjacent mall will be repositioned to create an open street scape and complimentary architecture to extend the aspirational fashion pitch. Intu Broadmarsh is anchored by a 9 screen The Light Cinema and 16 lane Hollywood Bowl bowling alley with further retail and leisure tenants in solicitors hands.

Nearby occupiers include Jo Malone, Paul Smith, Marks & Spencer, Pret, Paperchase, Juni and Cartwheel Café and Roastery.

The nearby leisure pitch of Lace Market is located a short distance away with operators such as Piccolino's, YO! Sushi, All Bar One, Head of Steam, Coco Tang, Cross Keys and Penny Lane. Nottingham Contemporary Art Gallery and the National Justice Museum tourist attractions are also a short walk away.

The Property

The Listed property is well presented and benefits from a fitted kitchen and a number of bars throughout the premises and ready to receive tenant's fixtures and fittings. The property is arranged over basement with WCs and ancillary storage with ground floor, first floor and second floor sales/dining and third floor ancillary. The property benefits from a stunning south facing terrace and garden, which offers a very unique opportunity within Nottingham city centre.





Accommodation

The property provides the following approximate floor areas:

Description	m ²	ft ²
Ground Floor	232.72	2,505
Basement	70.23	756
First Floor	185.25	1,994
Second Floor	167.78	1,806
Third Floor	138.33	1,489

Plans available upon request.

Rent

The property is available at a rent of:-
£155,000 per annum exclusive

Planning

We understand the property has planning consent for **A3 (cafe/restaurant)** but may be suitable for A4 (bars) consent, subject to obtaining the necessary planning consent.

Business Rates

We are verbally advised by Nottingham City Council Business Rates Department that the property is assessed as follows:

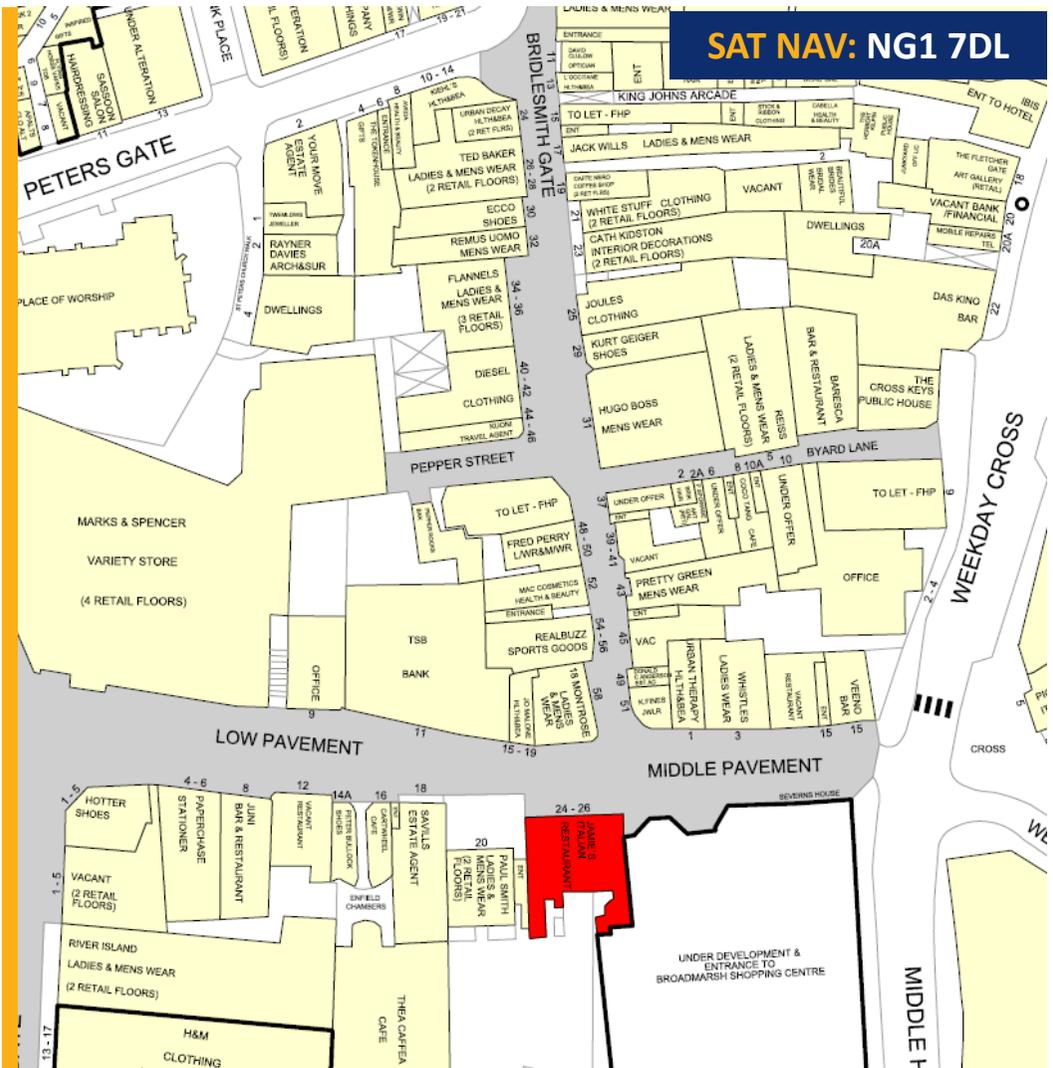
Rateable Value: £80,500

The current UBR is 50.04p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

Premises Licence

The property benefits from a premises licence between 8am and midnight (7 days per week).

SAT NAV: NG1 7DL



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