
11 Queen Street
Nottingham | NG1 2BL

**Prime Bar/Restaurant Unit in Nottingham
City Centre**
Subject to Vacant Possession - Staff Unaware
496.66m² (5,346ft²)



- Ground floor 4,772ft² (443.33m²)
- Mezzanine 574ft² (53.33m²)
- Prime restaurant and leisure pitch, a short distance from The Cornerhouse Leisure Scheme, Intu Victoria Centre and the Old Market Square
- Nearby occupiers include Bills, George's Great British Kitchen, The Alchemist, Pizza Express, Barburrito, Soulvie Steakhouse, Zizzi, Caffe Nero and Wildwood
- Premises licence until midnight



To Let



Location

The property is situated in an established leisure pitch in close proximity to The Cornerhouse which is anchored by a 14 screen IMAX Cineworld Cinema, Lost World Golf and Genting Casino with a mixture of bars and restaurants and the Old Market Square which is home to a number of events throughout the year including the Christmas Market. The Royal Concert Hall, Theatre Royal and Intu Victoria Centre, which benefits from an annual footfall of 23 million shoppers, are located a short distance from the subject premises.

Queen Street is a busy thoroughfare benefiting from a number of bus stops located in the vicinity.

Nearby occupiers include Bills, George's Great British Kitchen, The Alchemist, Pizza Express, Barburrito, Soulville Steakhouse, Zizzi, Caffe Nero, Loch Fyne, MOD Pizza and Five Guys.

Accommodation

The premises comprise the following accommodation:

Description	m ²	ft ²
Ground Floor	443.33	4,772
Mezzanine	53.33	574
Total	496.66	5,346

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

Premises Licence

The property benefits from a premises licence to serve alcohol 7 days a week between 10am and midnight. A copy of the premises licence is available upon request.



Lease

Subject to vacant possession, the premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly rent reviews.

Rent

The property is available at a rent of:-

£150,000 per annum exclusive

Planning

The property benefits from:-

A3 (Cafes & Restaurants)

but it may be suitable for A4 (bar) use, subject to securing the necessary planning consent and variation to the premises licence.

Business Rates

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

Rateable Value 2017: £111,000

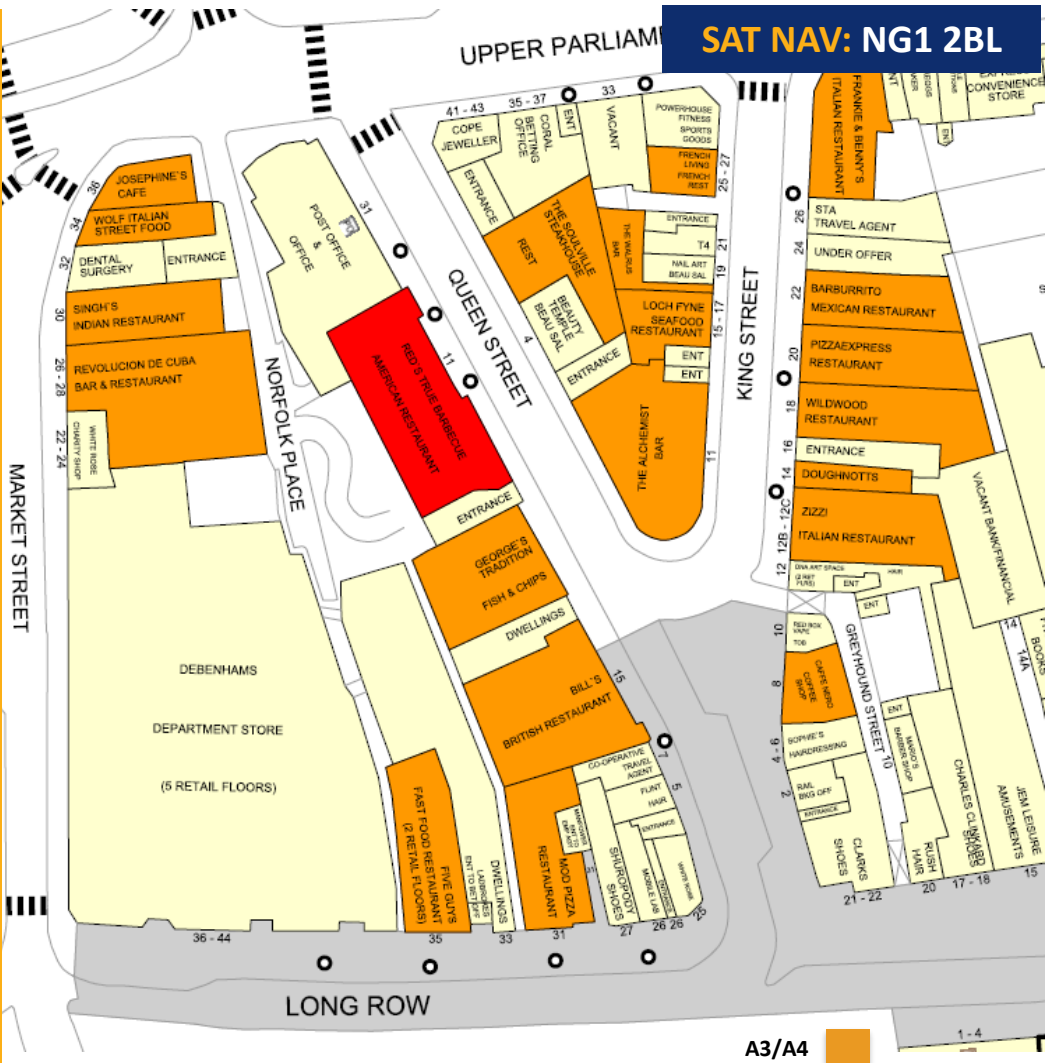
The current UBR is 50.4p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

EPC

A copy of the EPC is available upon request.

Service Charge

Further details are available upon request.



A3/A4

For further information or to arrange to view please contact:

Alan Pearson

T: 0115 841 1138

M: 07876 396 005

E: alan@fhp.co.uk

Oliver Marshall

T: 0115 841 1142

M: 07887 787 885

E: oliver@fhp.co.uk

Jack Shakespeare

T: 0115 908 2101

M: 07817 924 949

E: jack@fhp.co.uk



Fisher Hargreaves Proctor Ltd. 10 Oxford Street, Nottingham, NG1 5BG

11/09/19

Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. FHP 06/09. E&OE.