

LEASEHOLD AVAILABLE

8-10 Upper Parliament Street, Nottingham, NG1 2AD (Former Fitted Restaurant)



Location

The unit occupies a very prominent position on the corner of Upper Parliament Street and Milton Street, benefitting from being opposite the main entrance to Victoria Shopping Centre and close to the top of Clumber Street. Victoria Shopping Centre is anchored by John Lewis and benefits from an annual footfall of 24 million, with Clumber Street being Nottingham's busiest shopping street.

The subject premises are also in close proximity to Trinity Square, therefore benefitting from a mix of retail and leisure footfall/spend. Some of the national occupiers in the immediate vicinity include **John Lewis**, **Superdry** and **Urban Outfitters**.

Key Features

- Prime corner location
- Sui Generis
- Former restaurant fit out

Viewing

By appointment via this office:

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Or via our Joint Agents at Box Property:

Ben Tebbutt

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Frankie Labbate

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Description

This property is an attractive period building arranged over basement, ground, first and second floors. The ground floor comprises a main sales area with customer seating, while the first floor provides further customer seating, WC facilities and storage. The second floor provides office and storage space, with additional storage in the basement.

Accommodation

Ground Floor	200 sq m	2,151 sq ft
First Floor	155 sq m	1,668 sq ft
Second Floor	100 sq m	1,080 sq ft
Basement	61 sq m	656 sq ft
Total Floor Area	516 sq m	5,555 sq ft

Terms

The premises are available by way of a new lease for a term to be agreed.

Rent

Upon Application.

Rates

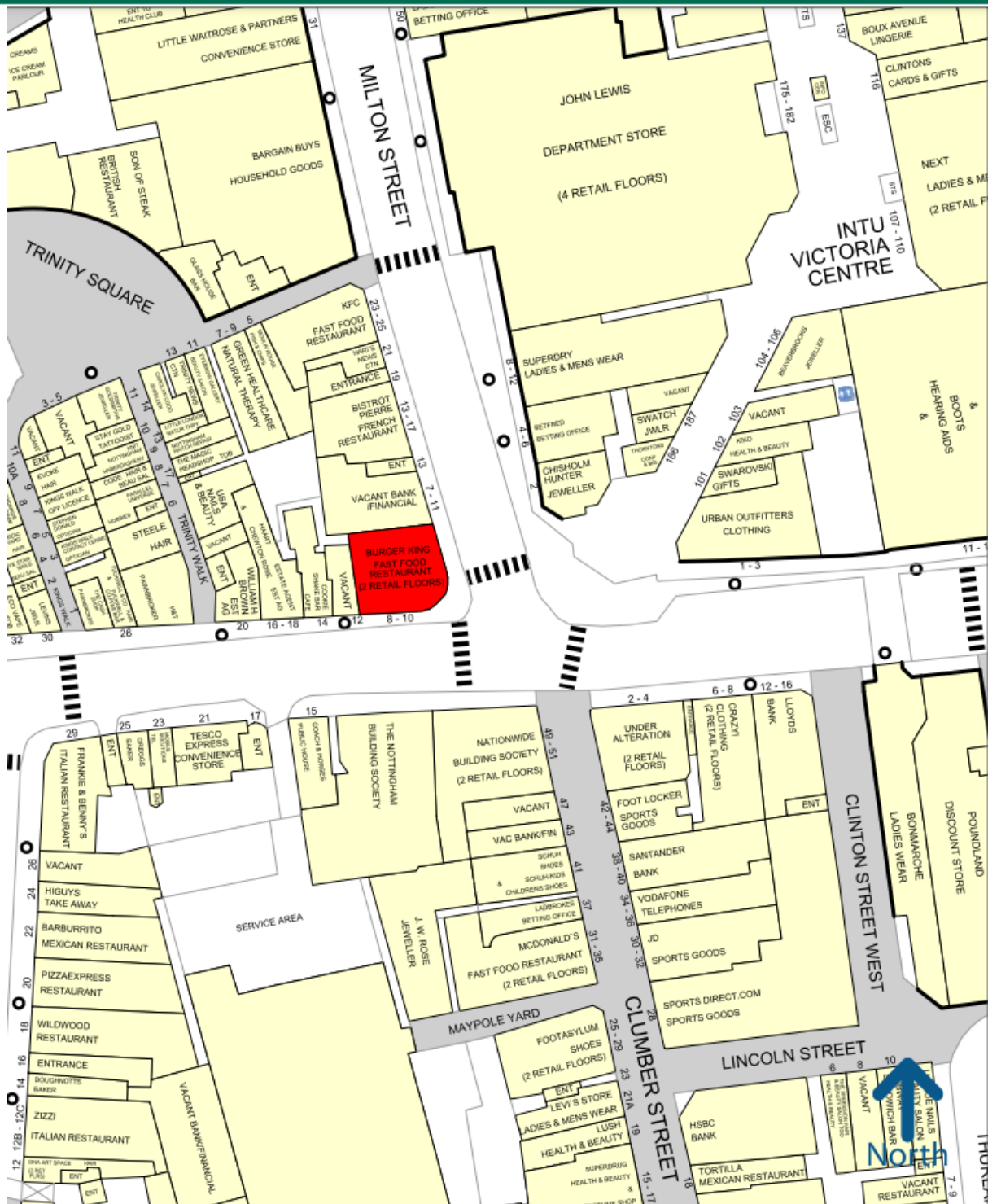
We are verbally informed by the Local Rating Authority that the current rates payable are £187,000 per annum. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

Available upon request.

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Not to scale.

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