

41 Friar Lane

Nottingham | NG1 6DD

Fitted restaurant/takeaway suitable for short term occupation (Subject to Vacant Possession)

158.86m² (1,710ft²)



- Fitted restaurant opportunity
- Extensive glazed return frontage
- Maid Marian Way daily traffic flow: c. 23,800
- Nearby to Travelodge and Park Plaza Hotels
- Operators in the vicinity; Kaspas, Bierkeller, Kitty Café, Gincident and The Yacht Club
- Close to Market Square Tram Stop, several main route bus stops and taxi rank
- Available for short term occupation



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To Let



Location

The premises are situated in a highly prominent position with return frontage onto both Maid Marian Way and Friar Lane which is close to Nottingham’s Market Square.

Maid Marian Way offers busy roadside frontage being the main inner city ring road and Friar Lane enjoys a high footfall having several main bus route stops.

Friar Lane is the main pedestrian thoroughfare from the Nottingham Castle to the Old Market Square. Nottingham’s Market Square is the focal point of the city centre which holds a number of events throughout the year making this a busy location.

Situated in close proximity are a number of national, regional and independent operators which includes Travelodge, Park Plaza, Costa Coffee, Bierkeller, Kaspas, The Ned Ludd, Kitty Café and Gincident.

The Property

The property is a ground floor restaurant comprising of restaurant trading floor, bar area, kitchen with extraction and fitted customer toilets. The property benefits from extensive glazed frontage to Maid Marian Way and Friar Lane.

Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor Sales	158.86	1,710

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



Kitty Cafe



The Red Lion



Travelodge



Kaspas

Lease Terms

The property is fitted and available for a term of 12 months with mutual quarterly breaks thereafter, subject to vacant possession.

Rent

Rental offers are invited based on the lease terms above.

Planning

We understand the property has planning consent for:-

A3 (Café & Restaurant)

VAT

VAT is applicable at the prevailing rate.

Business Rates

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

Rateable Value: £20,250

The current UBR is 49.1p. However, all interested parties are advised to make specific enquires with the Local Billing Authority having regard for the effect of transitional phasing implications.

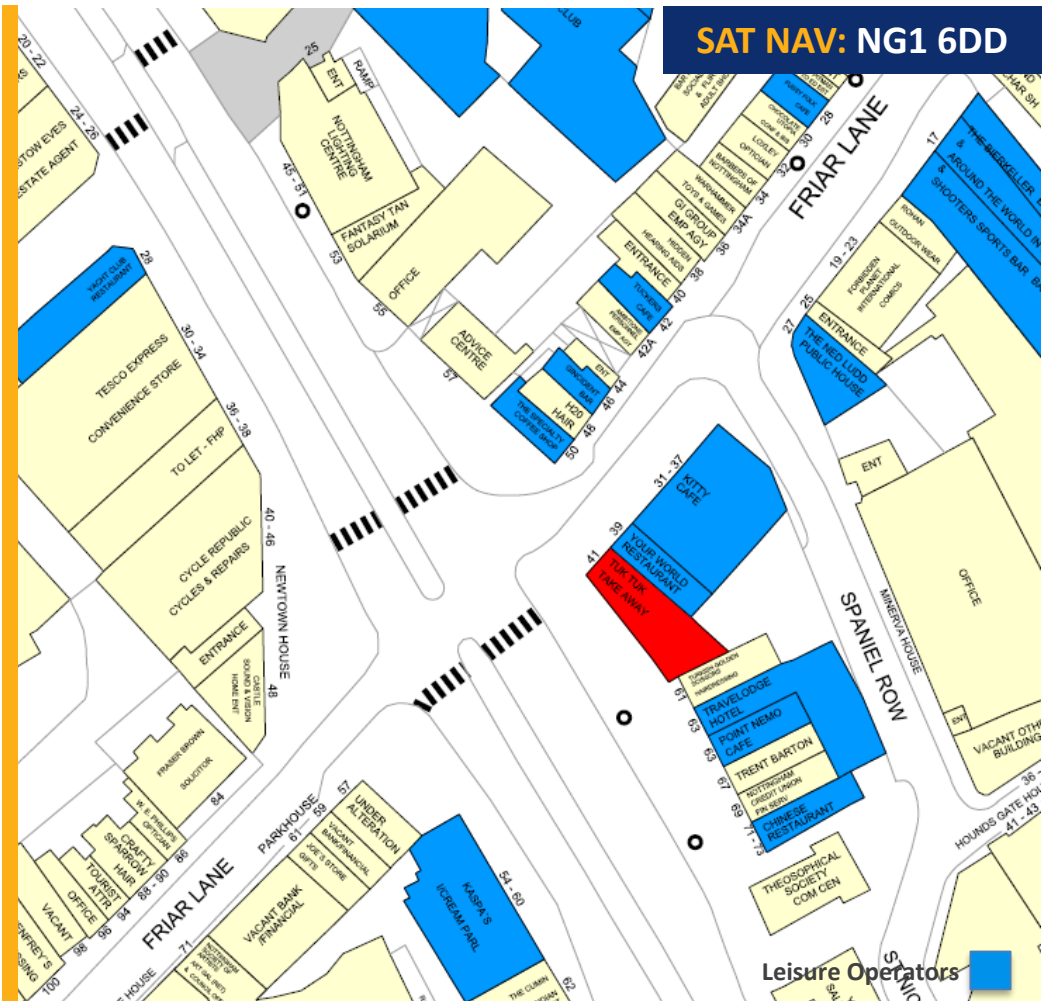
EPC

A copy of the EPC is available upon request.

Service Charge

The annual service charge is approximately £1,235.16.

SAT NAV: NG1 6DD



Leisure Operators

For further information or to arrange to view please contact:

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

Or our joint agent:

Giles Davis - Geo Hallam & Sons

T: 0115 958 0301

E: giles@geohallam.co.uk



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

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