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## 12 Low Pavement

Nottingham | NG1 7DL

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# Grade II Listed A3 Restaurant to Let

296m<sup>2</sup> (3,193ft<sup>2</sup>)



- Established restaurant location, adjacent to Jamie's Italian and independent operators Cartwheel Café & Roastery, Thea Caffea & Juni Gin Lab
- Located a short distance from the prime retail pitch of Albert Street and Lister Gate whose occupiers include M&S, H&M, River Island, New Look, The Body Shop, Hotel Chocolat, Pret
- Ground floor 2,102ft<sup>2</sup>
- £65,000 per annum exclusive



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**To Let**

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## Location

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The subject premises are located in an established restaurant pitch, with occupiers such as Jamie's Italian, Cartwheel Café & Roastery, Belgo, Vino, Café Coco Tang, Piccolino, All Bar One and YO! Sushi, situated nearby.

Low Pavement links the prime aspirational fashion pitch of Bridlesmith Gate which is home to the likes of Ted Baker, Hugo Boss, Flannels, Fred Perry, Pretty Green, Joules, Diesel and 18montrose, with the prime retail pitch of Albert Street and Lister Gate home to the likes of Marks & Spencer, Marks & Spencer Home, H&M, River Island, New Look, Hotel Chocolat, The Body Shop and Pret.

Other occupiers in the vicinity include Paul Smith and Jo Malone.

## Accommodation

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This is an attractive Georgian style mid terrace property arranged over two floors. Internally, the ground floor has a seating area at the front and a raised dining area to the rear, which in total accommodates around 75 covers.

The property provides the following approximate floor areas:

Description	M <sup>2</sup>	Ft <sup>2</sup>
Basement	101.35	1,091
Ground Floor	195.3	2,102
<b>Total</b>	<b>296.65</b>	<b>3,193</b>

(This information is given for guidance purposes only)

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## Rent

The premises are available at a rent of:-  
**£65,000 per annum**

## Business Rates

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

**Rateable Value 2018: £75,000**

The current UBR is 49.3p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

## Listing

The property is Grade II Listed.

## Planning

We understand the property has planning consent for:-

**A3 (cafe/restaurant)**

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Nottingham City Council on 0115 915 5555).

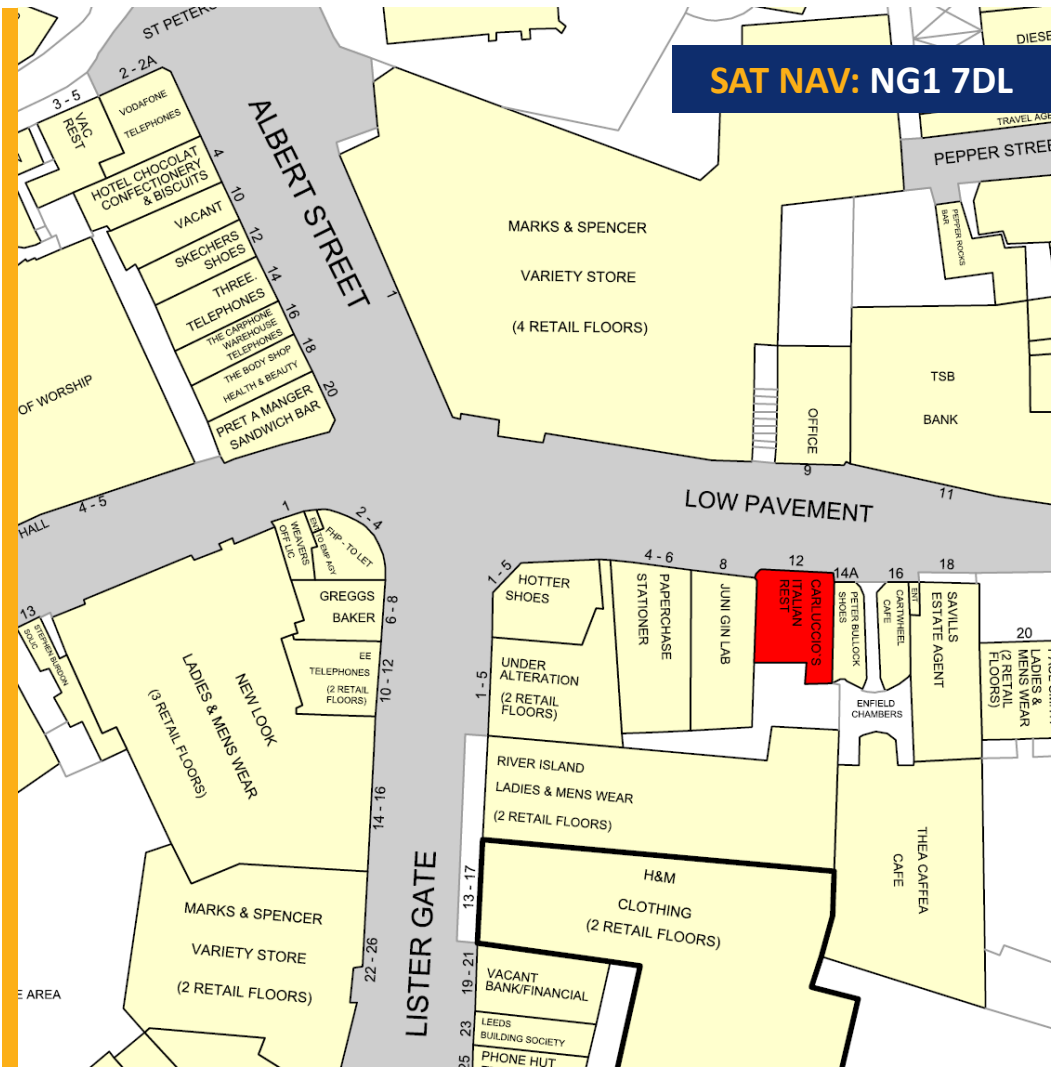
## Premises Licence

There is a premises licence in place allowing alcohol to be served with food: -

**Sunday to Thursday – 9am to 11pm**

**Friday to Saturday – 9am to 12pm**

**SAT NAV: NG1 7DL**



**For further information or to arrange to view please contact:**

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