

3-5 Forman Street
Nottingham | NG1 4AA

Retail/Leisure Opportunity in an Established City Centre Pitch (Subject to Planning)

Ground Floor 86.23m² (928ft²)

First Floor 93.58m² (1,007ft²)

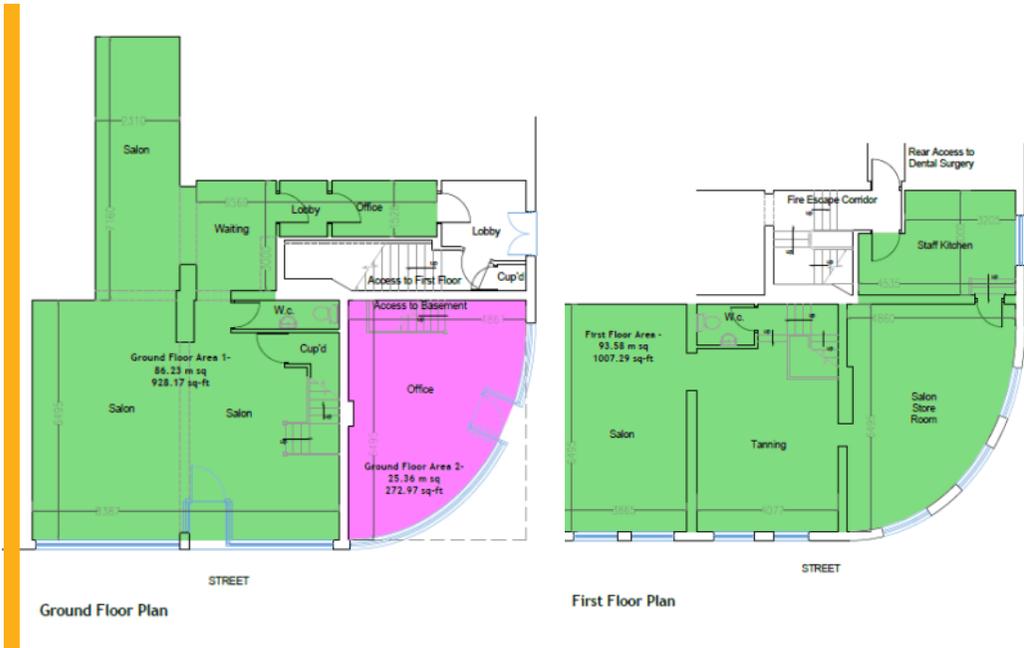


- Frontage onto Trinity Square
- Opposite The Cornerhouse & 100 yards from intu Victoria Centre
- Potential café/bar/restaurant (STP)
- Nearby occupiers include Nandos, Slug & Lettuce, Revolution, Bella Italia, Prezzo, Son of Steak, GBK and Curious Manor
- £40,000 per annum exclusive



FHP
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To Let



Location

The property fronts onto Trinity Square which has undergone significant development over the years and now provides an exciting leisure pitch including Son of Steak, Curious Manor, Another? Wine Bar & GBK.

Opposite the property is The Cornerhouse which is Nottingham's prime leisure scheme which is anchored by Cineworld, The Lost City Adventure Golf and Genting Casino with an array of national bar and restaurant operators including Revolution, Slug & Lettuce, Nandos, Pizza Hut, Tamatanga, Turtle Bay & Bella Italia.

Situated 100 yards away at the Eastern end of Forman Street is the Intu Victoria Centre which has an annual footfall of 25 million.

EPC

Available upon request.

The Property

The property is double fronted giving it great prominence onto Trinity Square, given the location there is potential for external seating (subject to necessary licence).

The accommodation is split over ground and first floor with additional basement space. The first floor of the property extends over the corner of the building.

Planning

We understand the property has planning consent for:-

A1 (shops)

However, we believe it may be suitable for alternative uses such as A3 (café/restaurant) or A4 (drinking establishment) subject to securing the necessary planning consent.



Accommodation

The premises provide the following approximate accommodation:-

Description	M ²	Ft ²
Ground Floor	86.23	928
First Floor	93.58	1,007
Total	179.81	1,935

Lease

The premises are available by way of a new lease for a term of years to be agreed subject to 5 yearly rent reviews.

VAT

VAT is applicable at the prevailing rate.

Rent

The premises are available at a rent of:-

£40,000 per annum

Business Rates

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

Ratable Value: £25,500

The current UBR is 49.1p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

Legal Costs

Each party is to bear their own costs with regards to this transaction.

