



TO LET : GROUND FLOOR RESTAURANT/BAR UNIT

Unit G7, Foreman Street, Nottingham, NG1 4DB

LOCATION

Rarely available ground floor restaurant unit with substantial street frontage onto the prime leisure pitch, Foreman Street.

The Cornerhouse is Nottingham's premier leisure and entertainment Destination located in a strategic location within the heart of the city centre prime retail and leisure district Close to Nottingham Trent University, the Theatre district, Trinity Place and The Victoria Centre offering 200,000 sq ft of leisure space, anchored by a 14 screen plus recently opened best in class VUE cinema.

Key Occupiers in the immediate vicinity include Wagamama, Wingstop, Nandos, Bella Italia, Caffe Nero, Slug and Lettuce, Turtle Bay, Roxy Ball Room, Tamatanga, Prezzo and John Lewis.

7 Car parks are situated within 4 minutes' walk of the subject property providing a total of 4,448 spaces in the vicinity. The nearest parking is immediately to the north of the subject property in Trinity Square car par, which provides 450 spaces.

ACCOMMODATION

The premises provide an open plan trading area with full extraction, kitchen and a modern and substantial glazed frontage with substantial outside seating. The property is serviced via the rear service yard accessed from Burton Street. The premises provide the following approximate net internal floor area:

	sq.m	sq.ft
Ground Floor Bar /Restaurant	556	6,000
Basement	102	1,093
Total	658	7,093

Floor plans are available upon request.

For further information or to arrange a viewing please contact BOX Property

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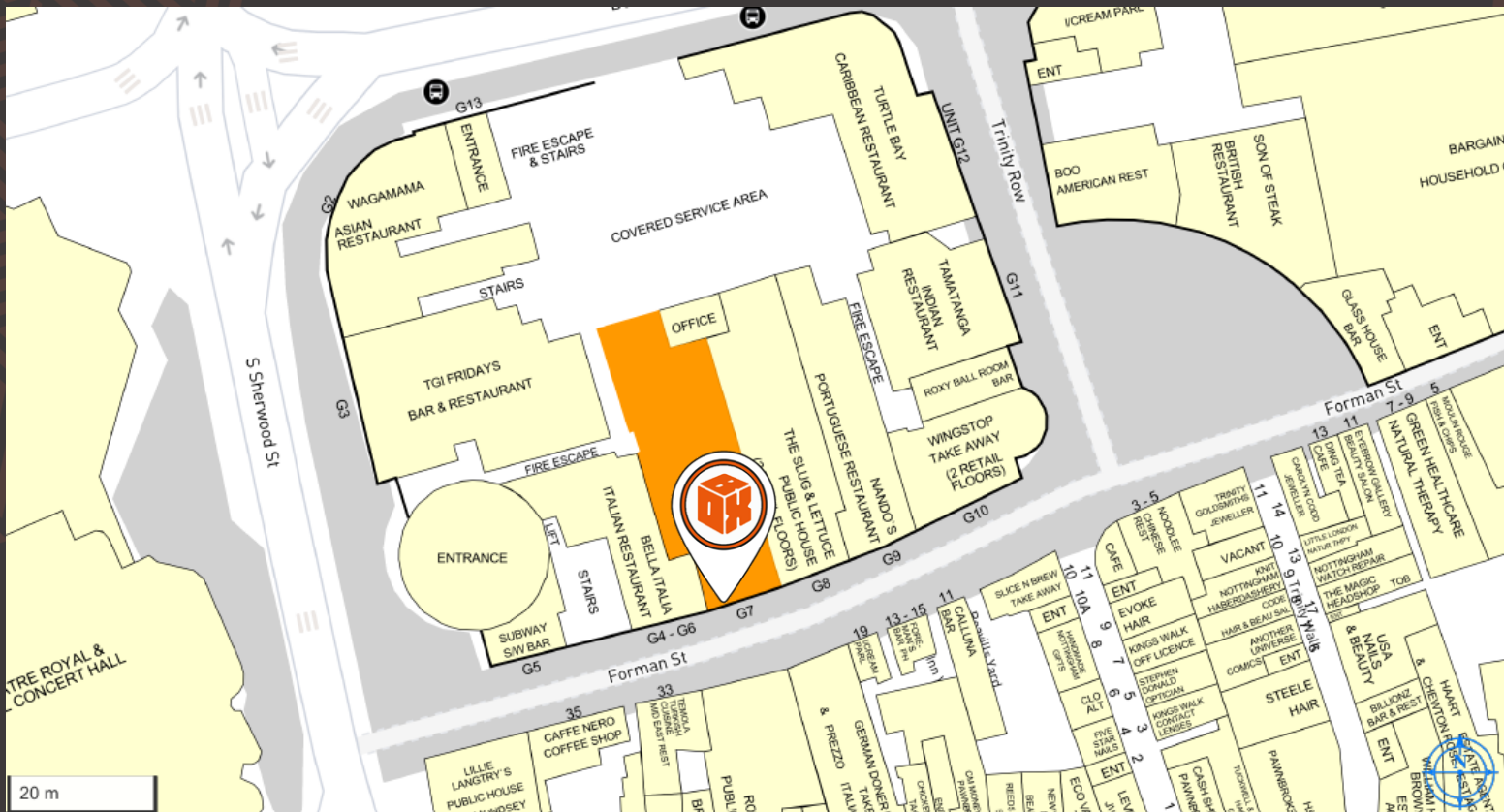
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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT



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TENURE

Subject to Vacant possession, the unit is available on a leasehold basis, for a term of years to be agreed.

RENT

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BUSINESS RATES

The Tenant will be responsible for the payment of business rates to the Local Authority. The premises have been assessed for rating purposes as follows:

Rateable Value (2026) £162,000

SERVICE CHARGE AND INSURANCE

The current Insurance and service charge for the current financial year is available upon request.

PLANNING

We understand the property benefits from planning consent for the following uses:

Sui Generis

This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in connection with this letting.

VAT

All sums quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VIEWING

Viewing is available by appointment with the sole agents.

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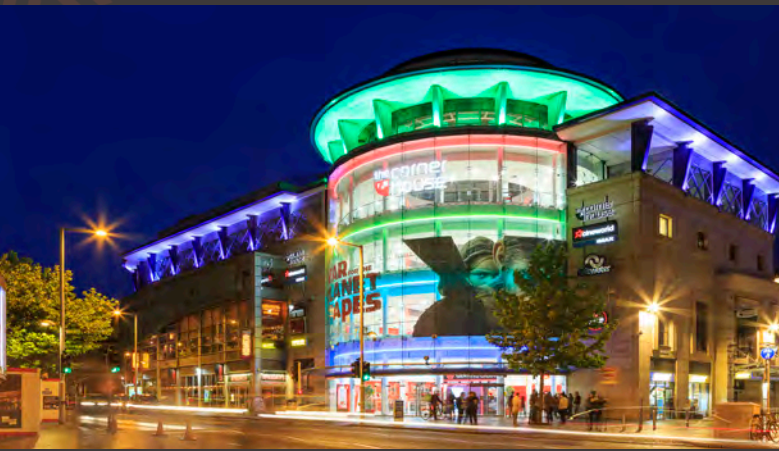
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IMPORTANT NOTICE

Box Property give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Box Property or the vendor/ lessor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser/ lessor must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/lessor does not make or give and neither Box Property or any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Every care has been taken in the preparation of these particulars, but their accuracy cannot be guaranteed. All properties are offered subject to contract and availability.

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