



**BOX**  
property



## TO LET : BAR / RESTAURANT UNIT WITH SUBSTANTIAL OUTDOOR TERRACE

S2 The Cornerhouse, Forman Street, Nottingham NG1 4DB

### LOCATION

The rarely available rooftop bar & terrace is situated in **The Cornerhouse** leisure scheme in Nottingham. The Cornerhouse scheme lies in the heart of the city centre and is anchored by the newly refurbished **VUE CINEMA**, a 14-screen multi-plex which opened June 2025. The scheme benefits from a strategic position, located in close proximity to the **Victoria Shopping Centre**, **The Theatre Royal Concert Hall** and **Nottingham Trent University**.

There are also a number of restaurants, bars and other leisure operators in the surrounding area including **Vue Cinema**, **Wagamama**, **Wingstop**, **Turtle Bay**, **Roxy Ballroom**, **Nandos**, **Revolution**, **TGI Friday**, **Slug & Lettuce** and **Bella Italia** to name but a few.

### ACCOMMODATION

The unit lies on the second floor of The Cornerhouse leisure scheme and is arranged over a single level. The unit comprises of two large bars with bar-style seating; a dining area, trade kitchen. There is also an extensive outdoor roof terrace with panoramic views of the City's skyline. The roof terrace comprises circa 250 covers.

The premises comprises the following approximate accommodation:

	sq.m	sq.ft
Bar / Restaurant	551	5,933
Outdoor Terrace	262	2,818
<b>Total</b>	<b>813</b>	<b>8,751</b>

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

**Frankie Labbate**  
frankie@boxprop.co.uk  
07930 406 727

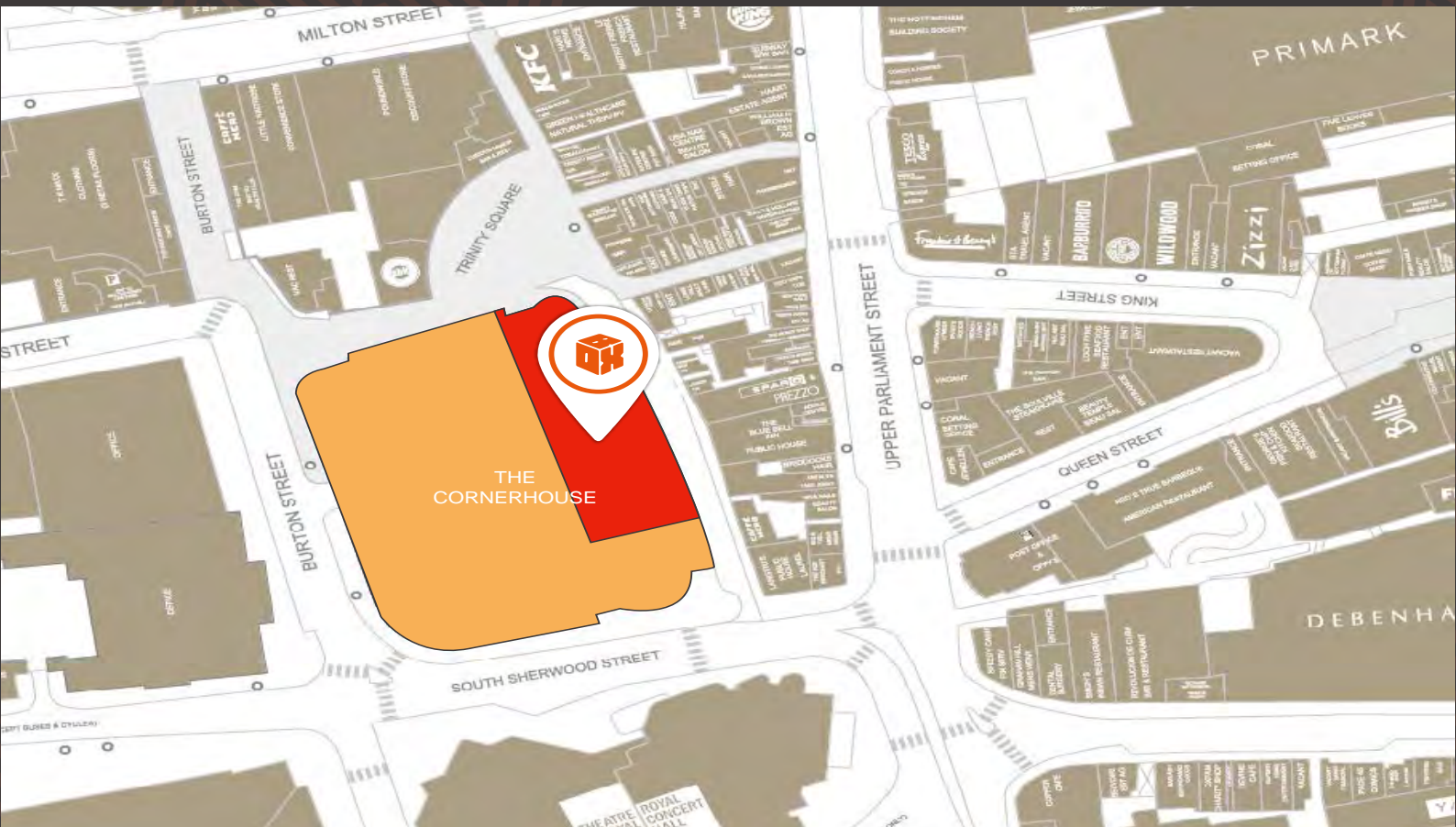
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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT



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### TENURE

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to vacant possession.

### RENT

£ on application.

### 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 (2023) £96,500

UBR (2024/2025) 54.6p.

Rates Payable (2024/2025) £52,689

### PLANNING

We understand the property benefits from planning consent for the following uses: Suis Generis (Bar/Nightclub)

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

### SERVICE CHARGE

Available upon request.

### 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.

### ALCOHOL LICENCE

The premises benefits from an alcohol licence permitting the sale of alcohol on the following basis:

Monday - Saturday 10:00am - 02:00am and Sunday - 10:00am - 12:30am

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