



## TO LET : RETAIL / LEISURE UNIT

### 16 Low Pavement, Nottingham NG1 7DL

#### LOCATION

The subject premises is the former award winning **Cartwheel Coffee Shop** on Low Pavement. The location is a long established retail and leisure pitch linking **Bridlesmith Gate, The Lace Market** and **Lister Gate**.

Occupiers nearby include **Paul Smith, Kushi Ya, Jo Malone, Savills, Café Coco Tang, Flannels, Piccolino, All Bar One, The Magic Garden, Marks and Spencer** and **YO! Sushi** to name a few.

#### SITUATION

The character property provides a part fitted coffee shop with customer toilet, and fully fitted kitchen in the basement. The kitchen benefits from an extensive range of equipment including a fully functioning extraction system and canopy.

#### ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor Sales	48.7	524
Basement Kitchen	27.5	296
<b>Total</b>	<b>76.2</b>	<b>820</b>

There is also a large paved area situated for outside seating/dining.

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

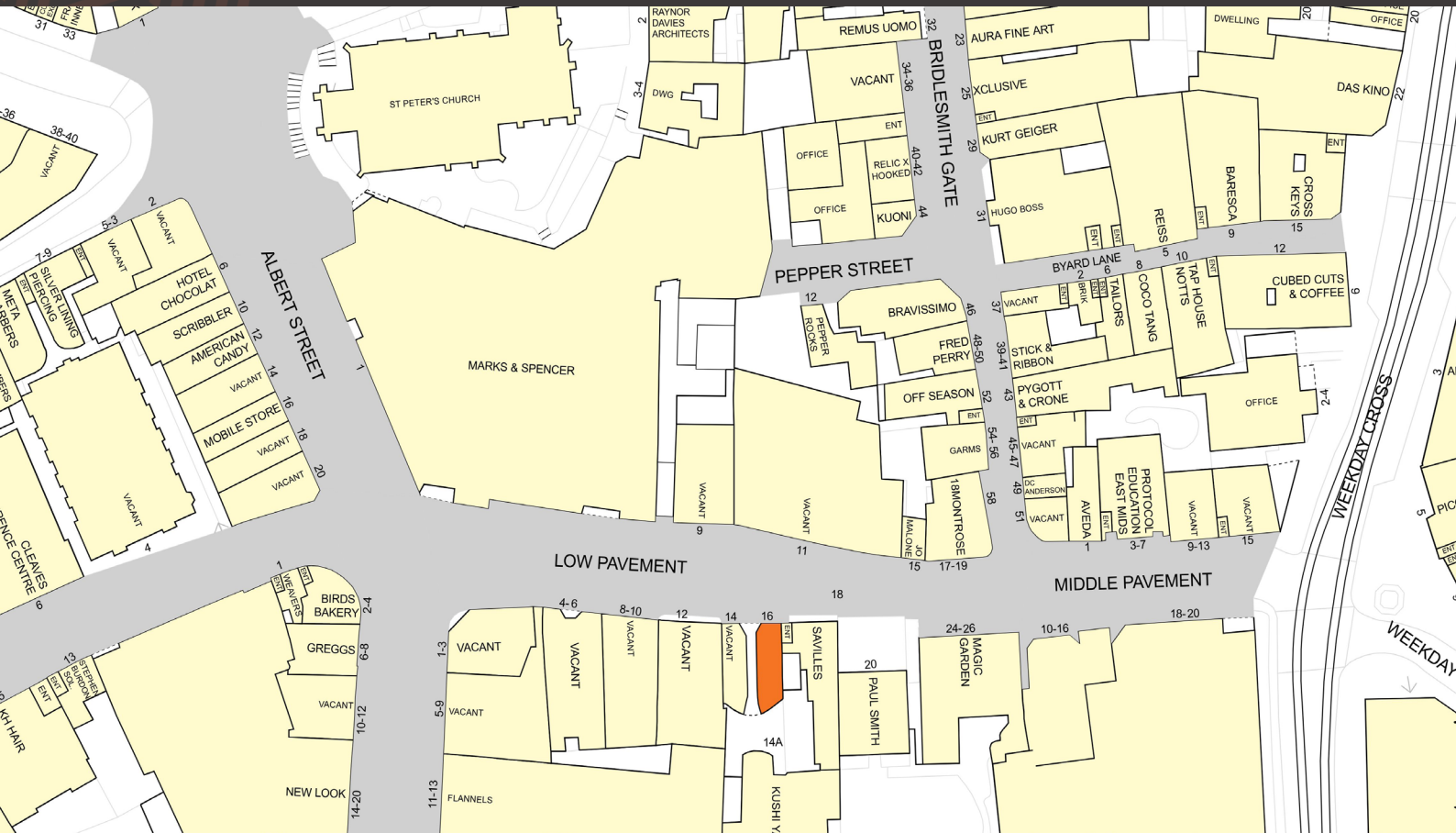
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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT



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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.

#### RENT

The rent payable is:

**£25,000** per annum

The rent will be payable quarterly in advance.

#### 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) £28,500.  
 UBR (2023/2024) 49.9p.  
 Rates Payable (2023/2024) £14,221.50.

#### SERVICE CHARGE

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

#### PLANNING

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

**Class E** (Commercial, Business and Services use)

[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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**IMPORTANT NOTICE**

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