



TO LET : LEISURE UNIT

18 King Street, Nottingham, NG1 2AS

LOCATION

The subject premises occupy a highly prominent and visible position on the prime leisure pitch of King Street, between Upper Parliament Street and The Old Market Square. Throughout the year, Market Square operates various vibrant events such as the winter market, ice rink, ice bar and the summer beach.

King Street is a busy thoroughfare connecting the Old Market Square to both the Victoria Shopping Centre and The Cornerhouse. The convenient and central location benefits from high footfall and dwell with a continual day time to night time trade.

King Street and adjacent Queen Street are prime leisure/grab and go pitches with nearby occupiers including **The Alchemist, Bills, Zizzi, Reds True Barbeque, Caffè Nero, Pizza Express, George's Great British Kitchen, Gusto** and **Barburrito**.

DESCRIPTION

The property provides an open plan regular shapre restaurant unit fitted out to a high standard with the benefit of:

- Full height glazing
- Mains gas supply
- 3 phase electricity
- Commercial water supply
- Full external extraction system
- Walk in refrigeration
- Male and female WC
- Level access from street
- High ceiling height throughout
- Air conditioning

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

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

Ben Tebbutt
ben@boxprop.co.uk
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01157 844 777

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



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TENURE

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

RENT

£95,000 per annum

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) £64,000

UBR (2023/2024) 54.6p

SERVICE CHARGE AND INSURANCE

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

VAT

All sums quoted exclusive of VAT if applicable.

ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor	233.27	2,511
Mezzanine Storage	33.1	356
Total	266.37	2,867

PLANNING

We understand the property benefits from planning consent for the following uses:
Class E (Commercial, Business and Services use)

LEGAL COSTS

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

VIEWING

Viewing is available by appointment only. BOX Property contact details below.

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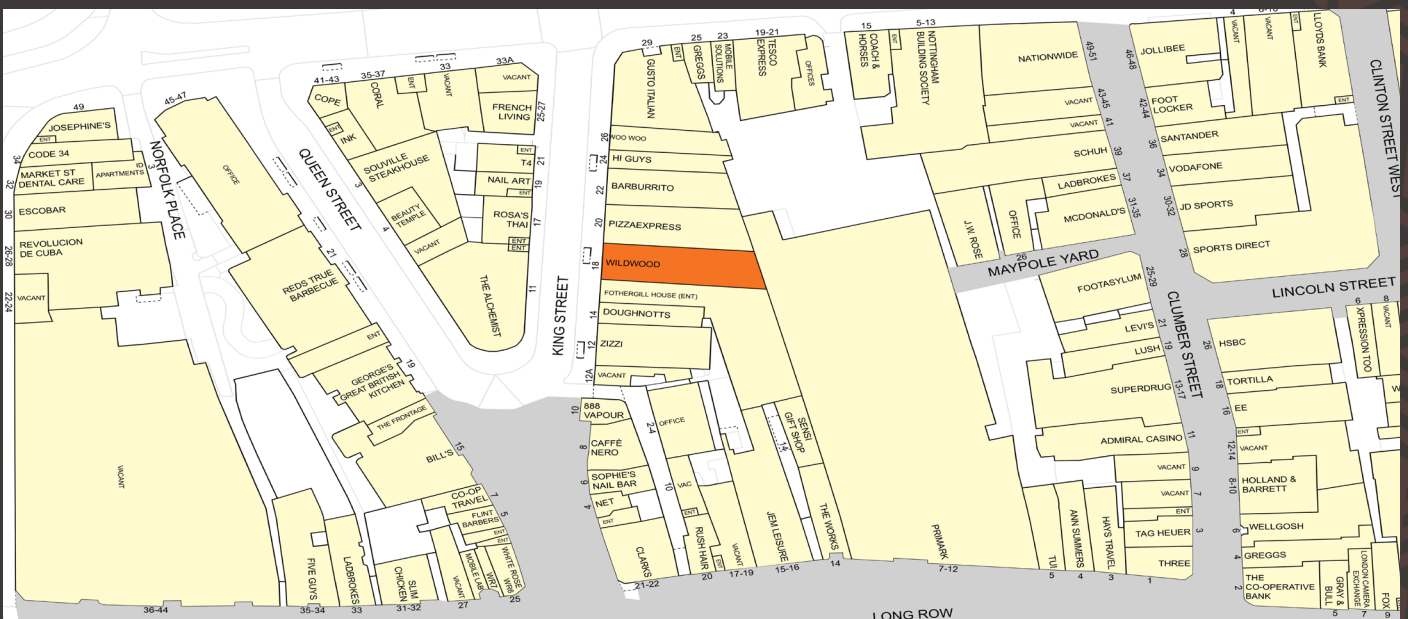
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IMPORTANT NOTICE

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