



## TO LET : ROOFTOP BAR PREMISES

The Cornerhouse, Unit T2, Nottingham NG1 4DB

### LOCATION

The former GinSecco bar is situated in the **Cornerhouse** leisure scheme in **Nottingham**. The Cornerhouse scheme lies in the heart of the city centre and is anchored by **Cineworld**, a 14-screen multi-plex (including imax) cinema. The scheme benefits from being 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.

Nearby occupiers include **Wagamama**, **Wingstop**, **Turtle Bay**, **Roxy Ballroom**, **Nandos**, **Revolution**, **TGI Friday**, **Slug & Lettuce**, **Prezzo**, **Son of Steak**, **Boo**, **Tamatanga** and **Bella Italia**.

### SITUATION

The unit lies on the third floor of the Cornerhouse leisure scheme and is arranged over a single level. The open plan rooftop bar premises has an outside terrace with panoramic views of the city.

### ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Restaurant / Bar	413	1,358
Outside Terrace	82	269
<b>Total</b>	<b>495</b>	<b>1,627</b>

There is also a licence for the sale of alcohol between 10:00hrs and 24:00hrs Monday to Sunday

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

#### RENT £POA

#### 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) £18,750

UBR (2023/2024) 49.9p.

Rates Payable (2023/2024) £9,356

#### INSURANCE

The Insurance 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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