

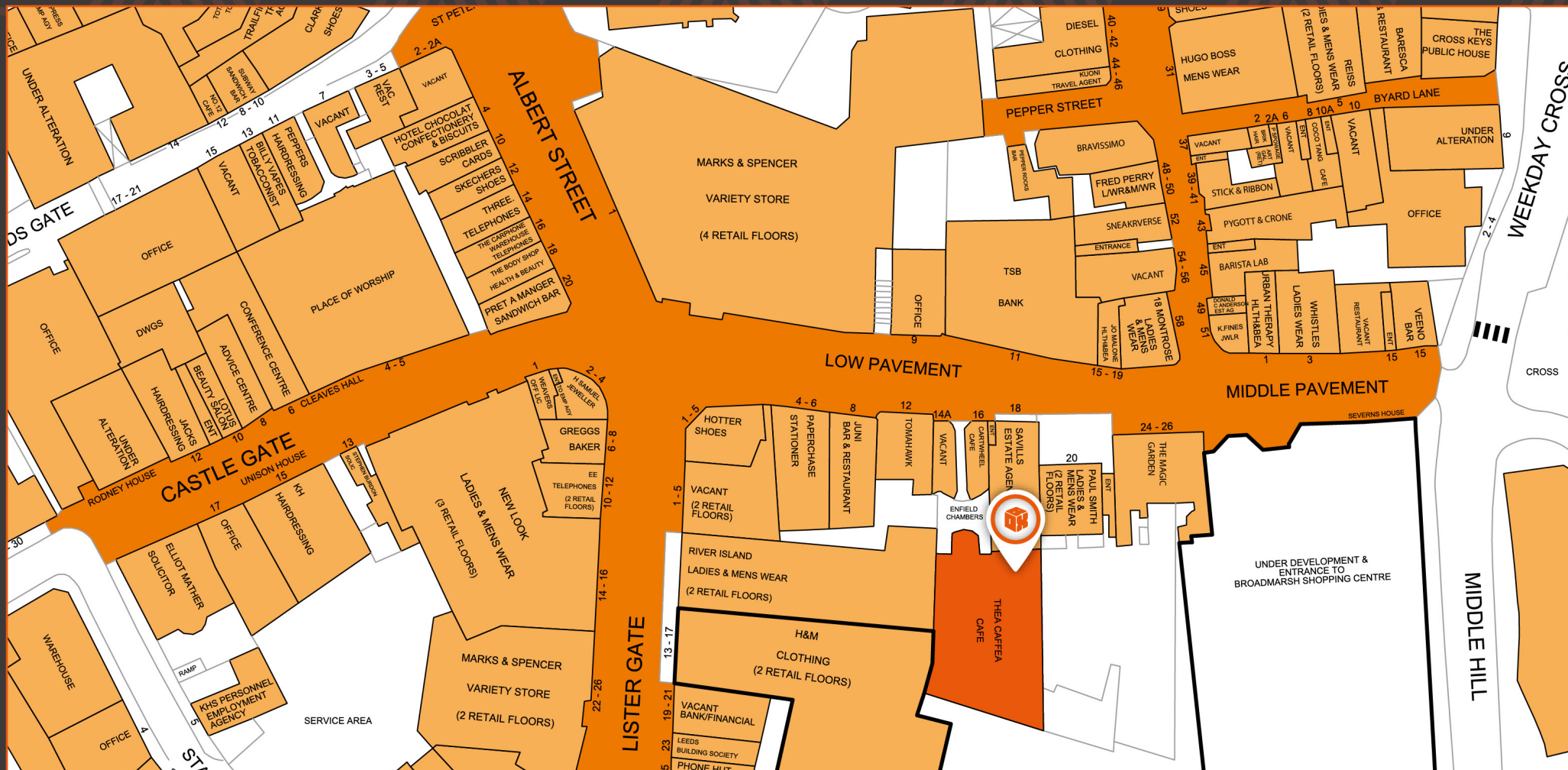
NOTTINGHAM

14a Low Pavement

NG1 7DL

RESTAURANT / CAFE
PREMISES WITH OUTDOOR
DINING AREA / BEER GARDEN
TO LET





LOCATION

The subject premises are located behind the Award winning Cartwheel coffee shop with a speakeasy style entrance on Low Pavement. The location is a long established retail and Leisure pitch linking Bridlesmith Gate, The Lace Market and The Broadmarsh Shopping Centre which is in the process of a multimillion pound redevelopment.

Occupiers nearby include Paul Smith, 18 Montrose, Jo Malone, Café Coco Tang, Piccolino, All Bar One, Tomahawk, The Magic Garden and YO! Sushi.



Accommodation

The premises provide a fully fitted Tea Rooms/café with the following approximate internal areas:

	sq.m	sq.ft
Ground Floor restaurant and kitchen	248.5	2,675
Basement	40.7	438
Total	289.2	3,113

In addition the property also provides a rarely available attractive alfresco dining and drinking area within its demise.

General Information

Rent

£30,000 per annum

Business rateable value

£44,000 (From April 2023)*

Tenure

The property is available on a full repairing and insuring leasehold basis by way of a service charge for a period of years to be agreed

VAT

Applicable at the prevailing rate

Planning

Class E

Licence

The premises are licenced for the sale of alcohol:

Monday to Saturday **10:00 - 18:00**

Sunday **11:00 - 16:00**

*UBR: 49.9p for small properties and 51.2p for large properties with a RV of over £51,000. The retail, hospitality and leisure sector will receive a discount of up to 75%. Further information is available from the relevant local authority or the Government website.





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CONTACT

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WEST BRIDGFORD, NOTTINGHAM



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