



## Lace Market, Nottingham NG1 1PR

Iconic Restaurant site available TO  
LET in Nottingham Lace Market

Rent £45,000 per annum + VAT

4,380 Sq. Ft

- Iconic Restaurant site available to let
- Rental £45,000 per annum
- Ground and basement trading areas
- High profile position midway between the Market Square and the Motorpoint Arena
- Available immediately

## Summary

Size - 4,380 sq ft

Rent - £45,000 per annum - See terms for rental increases

Rateable Value - £36,500 Based on the April 2023 valuation

VAT Applicable

Legal Fees - Each party to bear their own costs

EPC Rating D (88)

## Description

Offered for let in the popular Lace Market area of Nottingham is 5 Broadway. Occupying the ground and basement floors of the corner of Broadway and Stoney Street. With central bar area and split restaurant space - with open kitchen and store rooms to the rear of the site. W/c's on the ground floor and basement.

Basement - open plan with bar servery - office - staff room and store room.

The floors above have been converted to residential and are not part of the Ground Floor Lease. There is no accommodation with the Ground Floor Unit.

### Location

Well positioned in the City Centre close to Hockley and the main Market Square (5 minute walk), the property has good pedestrian access and is a 10 minute walk from Nottingham Train station. The Motorpoint Arena is a 5 minute walk and the Lace Market Car Park is nearby.

### Terms

Available for lease on a minimum 5 year terms with review and breaks to be agreed. Rent has been set at £45,000 + VAT per annum - year one - with annual rental increases of £5k over the first 5 years, then formal 5 yearly reviews thereafter. A 3 month rent deposit will be required and potential tenants will need to prove a history of trading in the licence trade. The landlord will insure the building and the tenant will refund a portion of the premium.



## Viewing and Further Information

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