

PRIME BAR / RESTAURANT OPPORTUNITY



space

RETAIL PROPERTY CONSULTANTS

6 TRINITY PLACE NOTTINGHAM NG1 4AF

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Opportunity

Trinity Place is a mixed use scheme located in the prime retail and leisure district of Nottingham City Centre. Close to Nottingham Trent University and the Theatre district, Trinity Place is situated between The Victoria Centre and The Cornerhouse. Occupiers in the area include Wingstop, Roxy Ball Room, John Lewis, Boo Burger, TK Maxx, Waitrose, Cosmo, Creams, Caffè Nero, Turtle Bay and The Gym Group.

Description

Ground and first floor bar / restaurant accommodation with bi-fold doors opening onto Trinity Square, with a large area for outside seating. There is a bar serving the ground floor with the main trading area at first floor, which has a floor to ceiling height of approx. 5m, with a mezzanine in part, installed by the previous tenant. A passenger lift serves the ground and first floors.

Accommodation

Ground Floor	46.45 sq m	500sqft
First Floor	385.51sqm	4,150sqft
Second Floor (WCs)	30.94sqm	333sqft

The second Areas estimated and provided from floor plans, measured on a gross internal area basis. Floor plans available upon request.

Tenure

The premises will be let on a new full repairing and insuring lease, subject to a service charge, which is approx. £19,000 per annum.

Business Rates

The current rateable value is £47,500 per annum. [Summary valuation - Valuation Office Agency - GOV.UK \(tax.service.gov.uk\)](#)

Rent

£75,000 per annum

Licence

The premises have a licence until 01.30am extending to 02.30am on Fridays and Saturdays. A copy is available. Interested parties are to undertake their own due diligence in respect of the licence.

EPC

The energy performance rating is C. The certificate can be viewed here; [Energy performance certificate \(EPC\) – Find an energy certificate – GOV.UK \(find-energy-certificate.service.gov.uk\)](#)

Further information

Please contact SPACE-Retail Property Consultants ;

Ben Taylor

SPACE—Retail Property Consultants

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Marketing Details;

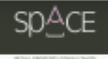
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Nottingham Central



Experian Geo-Data Product: 2015/0000

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