



McNAUGHTON ASSOCIATES
SURVEYORS & PROPERTY CONSULTANTS

RETAIL RESTAURANT LEISURE TO LET

95 Upper Parliament Street Nottingham NG1 6LA

2,670 sq ft



0121 604 6900

LOCATION

The unit is located in a prominent position on Upper Parliament Street opposite CASA and near to Pho Hut, May Sum, Persian Empire, The Three Crowns and other venues. Within 100m is Chapel Bar leisure circuit. Nottingham Trent University is approximately a 10 minute walk.

The surrounding area includes a number of hotels, Premier Inn, Park Plaza etc, student accommodation and residential apartments.

On Upper Parliament Street is a multi story car park.

DESCRIPTION

The property is over ground floor and basement. The unit was recently fitted out as a restaurant to include extensive extraction. WCs are situated on the ground floor.

FLOOR AREAS

Ground floor 1,760 sq ft

Basement 908 sq ft

Total 2,668 sq ft

These are Gross areas including WCs.

LEASE

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

RENTAL

The rent will be £35,000pa . VAT is not applicable.

RENT DEPOSIT

The landlord will hold a 3 month rent deposit during the term.

LEGAL COSTS

Each party to be responsible for their own legal fees.

REFERENCES

The landlord will apply for financial references in respect of the proposed tenant. The tenant to provide copies of ID, driving licence, passport.

RATES

The property has a rateable value from 1 April 2023 of £26,500. Interested parties must make their own enquiries to the Valuation Office to confirm this. See www.tax.service.gov.uk

EPC Rating C.

PLANNING

The proposed tenant to ensure the existing planning is suitable for their operation.

VIEWING

Contact: McNaughton Associates
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Date: September 2025

MISDESCRIPTIONS ACT:

McNaughton Associates for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of McNaughton Associates has any authority to make or give any representation or warranty whatsoever in relation to this property.

FIXTURES, FITTINGS AND SERVICES

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

TENURE

McNaughton Associates have not inspected any title documentation and intending purchasers or tenants should verify information through their legal advisor.

ENVIRONMENTAL/ASBESTOS

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

