



TO LET : BAR / RESTAURANT UNIT WITH SUBSTANTIAL OUTDOOR TERRACE
 S2 The Cornerhouse, Forman Street, Nottingham NG1 4DB

LOCATION

The rarely available rooftop bar & terrace is situated in **The Cornerhouse** leisure scheme in Nottingham. The Cornerhouse scheme lies in the heart of Nottingham city centre and is anchored by Cineworld, a 14-screen multi-plex (i-max) cinema. The scheme benefits from a strategic position, 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 including **Cineworld Cinema, Wagamama, Wingstop, Turtle Bay, Roxy Ballroom, Nandos, Revolution, TGI Friday, Slug & Lettuce** and **Bella Italia** to name but a few.

ACCOMMODATION

The unit lies on the second floor of The Cornerhouse leisure scheme and is arranged over a single level. The unit comprises of two large bars with bar-style seating; a dining area, trade kitchen. There is also an extensive outdoor roof terrace with panoramic views of the City's skyline. The roof terrace comprises circa 250 covers.

The premises comprises the following approximate accommodation:

	sq.m	sq.ft
Bar / Restaurant	551	5,933
Outdoor Terrace	262	2,818
Total	813	8,751

For further information or to arrange a viewing please contact **BOX Property**

Frankie Labbate
 frankie@boxprop.co.uk
 07930 406 727

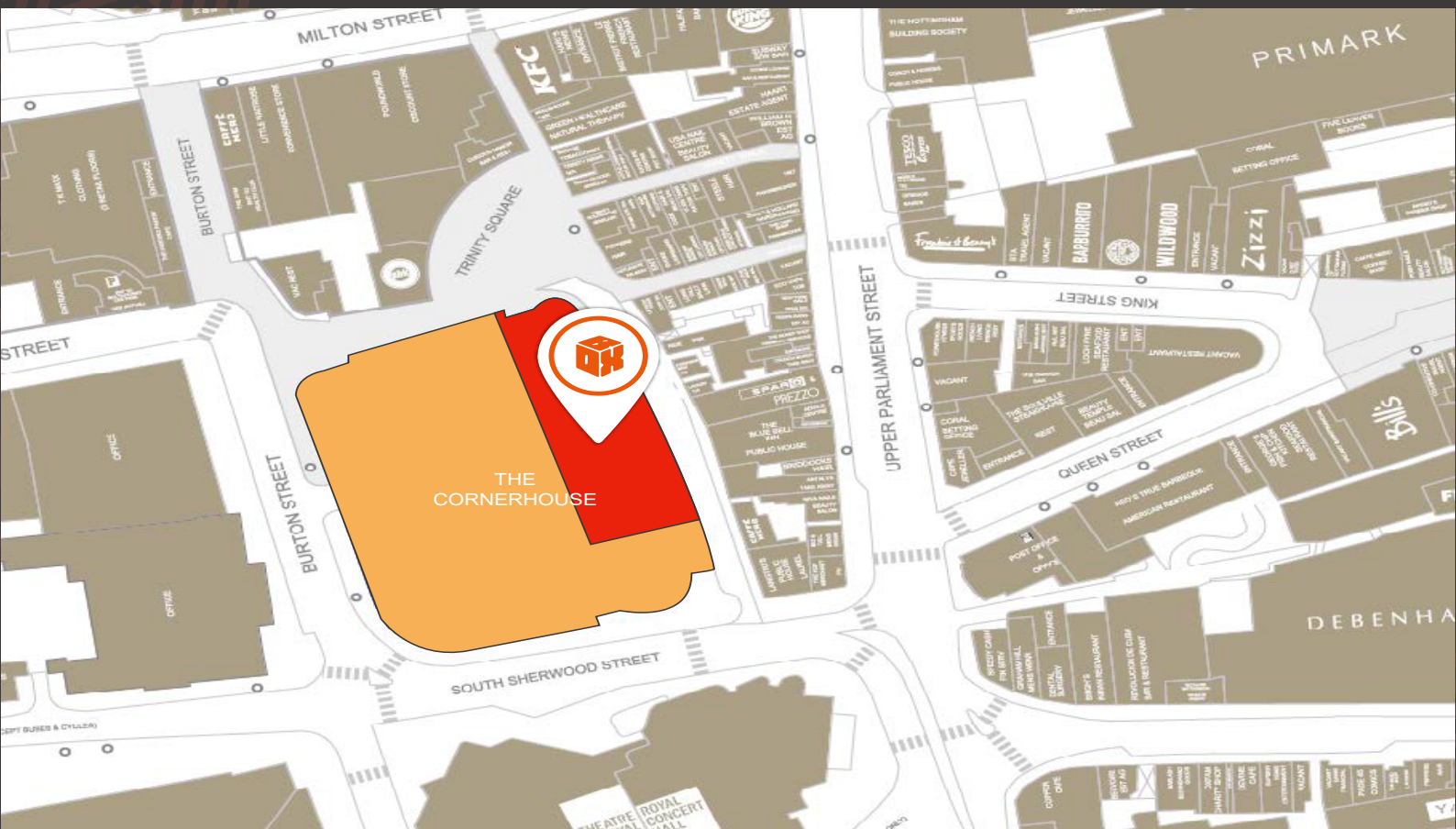
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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT



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TENURE

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed, subject to vacant possession.

RENT

£ on application.

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) £96,500

UBR (2024/2025) 54.6p.

Rates Payable (2024/2025) £52,689

PLANNING

We understand the property benefits from planning consent for the following uses:
Suis Generis (Bar/Nightclub)

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

SERVICE CHARGE

Available upon request.

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.

ALCOHOL LICENCE

The premises benefits from an alcohol licence permitting the sale of alcohol on the following basis:

Monday - Saturday 10:00am - 02:00am and Sunday - 10:00am - 12:30am

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