

# TO LET

## Fitted City Centre Restaurant Premises

Ground Floor, Newdigate House, Castle Gate,  
Nottingham, NG1 6AF



- Excellent opportunity to acquire established City Centre restaurant premises.
- Quality internal fit out including 60+ dining covers, two private dining / function rooms and a large, comprehensively equipped commercial kitchen.
- Net Internal Area: **270.5 sq.m / 2,910 sq.ft.** with cellar stores *54.8 sq.m. / 589 sq.ft.*
- Well located on Castle Gate, in close proximity to Nottingham Castle

**RENT: £50,000 P.A.X.**

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#### Location

David Brown Commercial, Third Floor, 35/36 Iron Gate, Derby DE1 3GA

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The property is located within a vibrant area characterised by attractive period architecture and the historic Nottingham Castle. The area comprises numerous bars, restaurants, hotels and is within a short walk from the traditional professional business district of Nottingham centred around Oxford Street and Regent Street.

The property is positioned on the north side of Castle Gate, lying between Castle Road and Maid Marian Way (A6008). The property is within walking distance of the old market square.

### Description

The property comprises a ground floor restaurant located within an attractive 3 storey, 17<sup>th</sup> century former dwelling and a subsequent side extension with external courtyard.



Lounge

Internally the original building comprises two private dining rooms which accommodate circa 15 & 25 diners respectively and would be ideal for private function rooms.

The main dining area is within the extension conformably accommodates 60+ diners. To the rear of the property there is a fully fitted commercial kitchen including cold storage, a vaulted cellar and male/female WC facilities.



Private dining room 1

The bar area is finished with tiled floors, painted plaster walls and ceilings, fluorescent lighting and a bar. The kitchen and stores have a more basic finish with vinyl flooring.

Externally the property benefits from an attractive terrace area which has a private feel being enclosed from Castle Gate.



Terrace

There is 1 car parking space to the rear of the property.

### Services

We understand that all mains services are connected to the property.



Private dining room 2

### Accommodation

Description	sq mtrs	sq ft
Restaurant	148.1	1,593
Private Dining Room 1	23.9	258
Private Dining Room 2	38.6	415
Kitchen	59.9	645
<b>Total Net Internal Area:</b>	<b>270.5</b>	<b>2,910</b>
Stores:	54.8	589

### Rates

The VOA website indicates the property has a ratable value of £53,000 and is described as “restaurant and premises”.

### EPC

In preparation

### Planning

The premises have planning consent for the use as a restaurant / café, falling under use class E under the town and country planning act.

### Licensing

The property has a restaurant alcohol license (number 37059) permitting the service of alcohol between the hours of 10:00 and 24:00 Monday to Saturday and between 12:00 and 23:30 Sunday.

### Lease Terms

The premises are offered to let by way of new effectively full repairing and insuring lease terms for a negotiable term of years, subject to rent reviews were appropriate.

### Fixtures & Fittings – Inventory

The comprehensive range of professional catering equipment and restaurant fixtures & fittings may be included with the letting if required. The tenant will be required to maintain such equipment and a deposit may be required, subject to status.

### Rental

**£50,000** per annum exclusive of all other outgoings.

### Legal Costs

Each party is to be responsible for their own legal costs associated with the transaction.

### VAT

VAT is applicable to the rental at the prevailing rate.

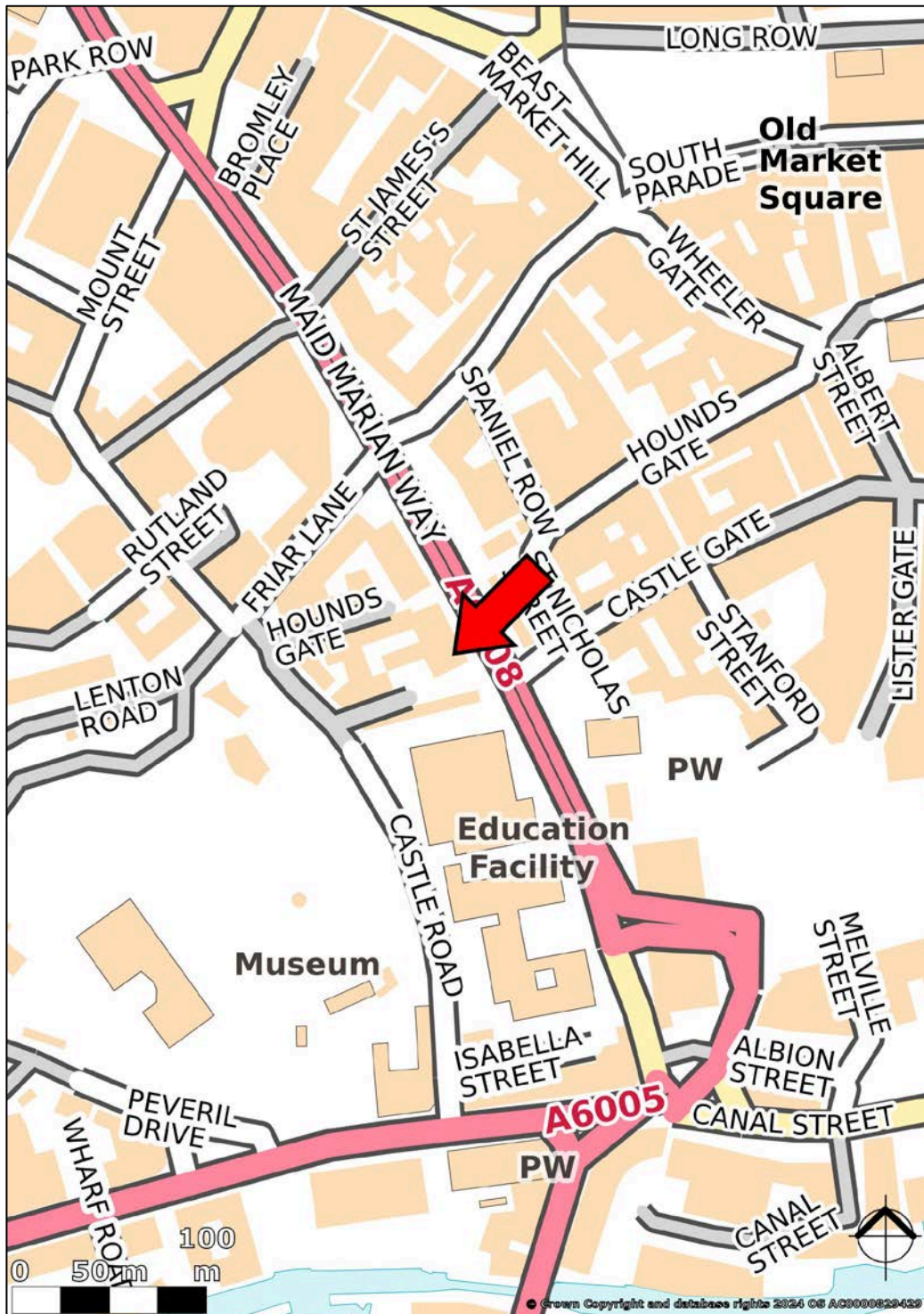
### Viewing

Viewing is strictly via appointment with sole agents:

### David Brown Commercial

**Tel:** 01332 200232

**Email:** [enquiries@davidbrownproperty.com](mailto:enquiries@davidbrownproperty.com)



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