

## LEASEHOLD RESTAURANT FOR SALE, NOTTINGHAM



(Restaurant branding removed)

**17 KING STREET, NOTTINGHAM NG1 2AY**

- Prime 62 cover restaurant in the centre of Nottingham
- Fitted out to high standard – completely refurbished 2022
- Rent £48k pa – lease expires Sept 2037
- High footfall – prominent situation
- Closed for business – available for immediate occupation

**GUIDE PREMIUM FOR THE LEASEHOLD AND TRADE CONTENTS - £75,000**

Subject to Contract

COUNL429

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## LOCATION

Prominently located on King Street in the prime location for restaurants with: Alchemist, Bill's, Buritto, Five Guys, Gusto, Pizza Express, Wildwood, Zizzi and many other operators close by. King Street is in between Nottingham's Market Square and the Corner House and benefits from high footfall.

[Link to Street View](#)

## DESCRIPTION

Fully fitted and trading Thai restaurant located on a slope and forms the ground and basement of a 4-storey period building. Small external seating along shop front.

## ACCOMMODATION

Central entrance leads to the 62 internal cover restaurant, bar servery to rear, trade kitchen with mechanical extraction and wash-up area beyond. Accessible WC to side together with two stores. Emergency escape to side leading to front. Stairs down to basement to ladies and gents' customer toilets.

Restaurant has been fitted out to a high standard and benefits from high quality fixtures, fittings, furniture and equipment.

## FLOOR AREAS (GIA) (not measured and deduced from VOA website)

Ground Floor:	1,400 sq ft
Basement:	<u>150 sq ft</u>
Total	1,550 sq ft

NB: The floor areas set out are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

## TENURE

Held leasehold for a term of 15 years from 29th September 2022 at a rent of £48,000 per annum subject to review every 5 years. Lease inside the security of tenure provisions of the Landlord & Tenant Act 1954 (Part II).

Landlord has opted not to tax for VAT purposes. VAT will not be payable on the rent.

## RATING

The property is listed as a restaurant and premises and has a rateable value of £46,000 wef April 2023.

## PREMISES LICENCE

From informal enquiry, it has been ascertained that the premises licence allows for the sale of alcohol on and off the premises from 10:00hrs to 24:00hrs Monday- Saturday and 12:00hrs to 23.30hrs on Sundays.

Alcohol only to be sold to persons taking table meals for consumption as ancillary to their meal.

## EXCLUSIONS

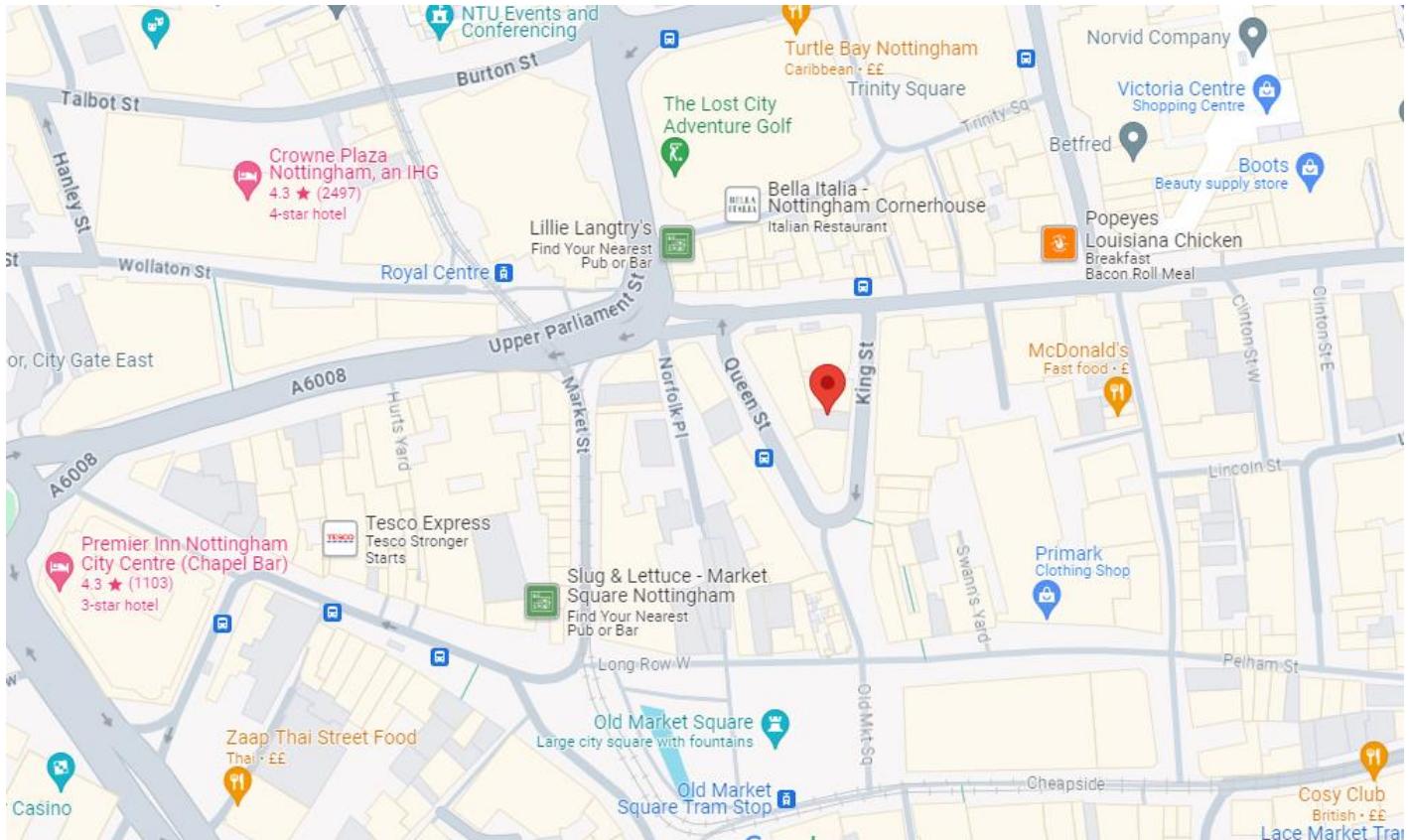
Anything associated with the restaurant trade name, tills, computers, leased equipment, stock and personal effects of the staff.

**EPC** - [Link to EPC - 17 King Street, Nottingham](#)

## VIEWINGS

For further information and to arrange an inspection, please contact Richard Negus on Tel: 07850 642808 or email: [richard.negus@agg.uk.com](mailto:richard.negus@agg.uk.com)

## LOCATION MAP - [Link to Location Map](#)

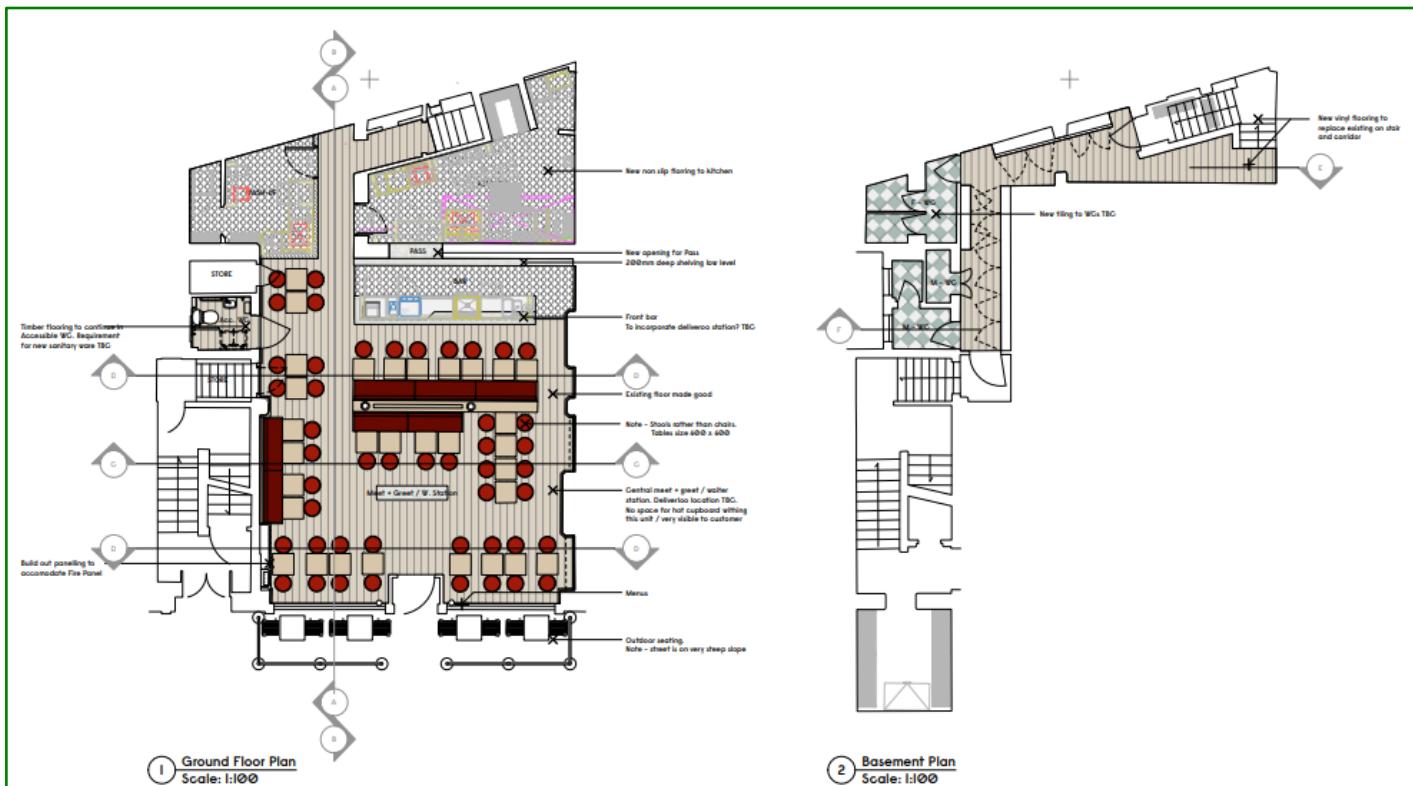


Source: Google Maps. Not to scale - provided for indicative purposes only.

## INTERNAL PHOTOS



## FLOOR PLANS



Not to scale - provided for indicative purposes only.