

Prime position part-fitted
restaurant/takeaway unit

62 Long Row, Nottingham, NG1 6JE

Ground floorsales: 63.8 m² (687 ft²)

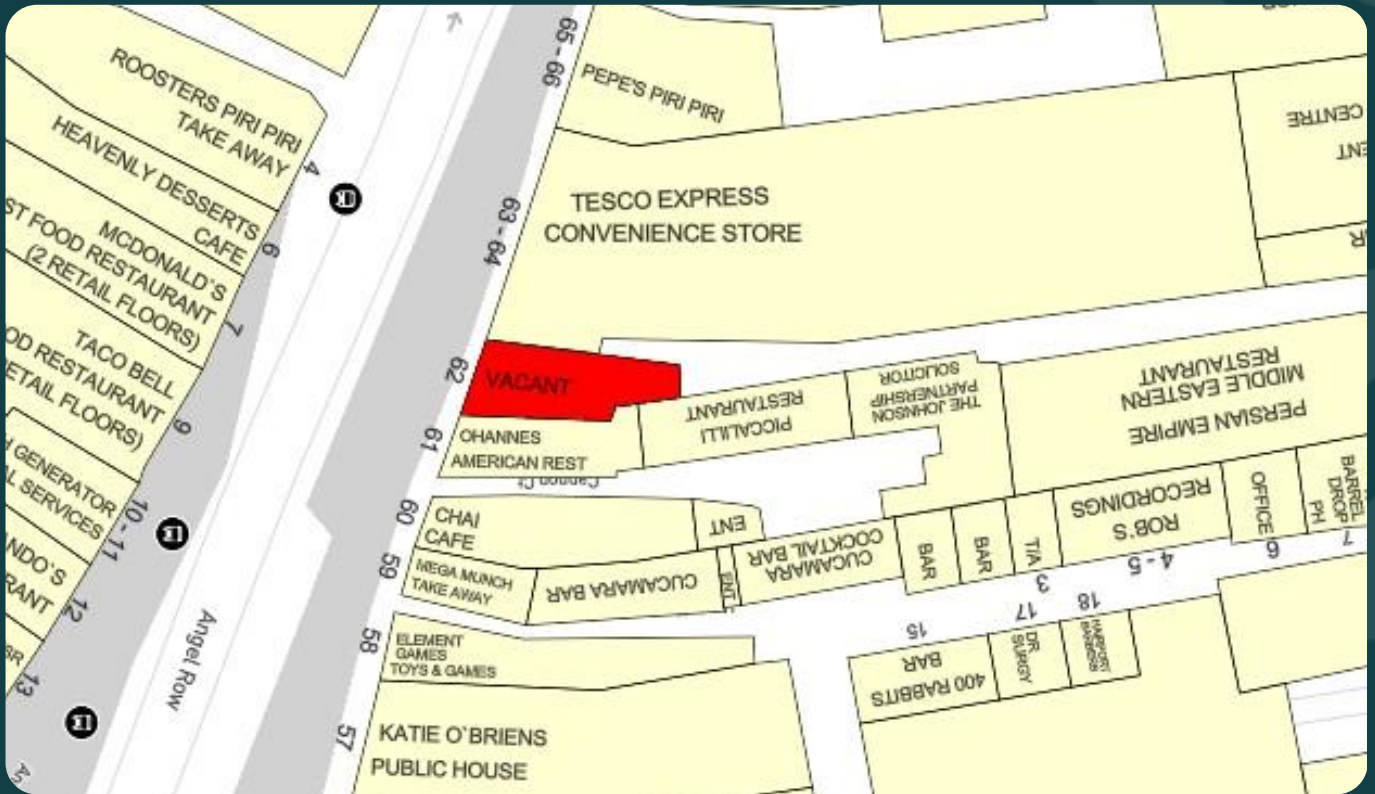


To Let



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0208 076 666

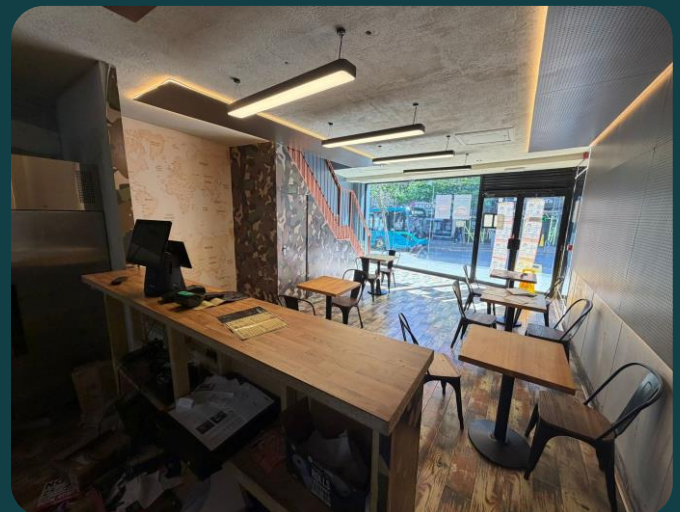
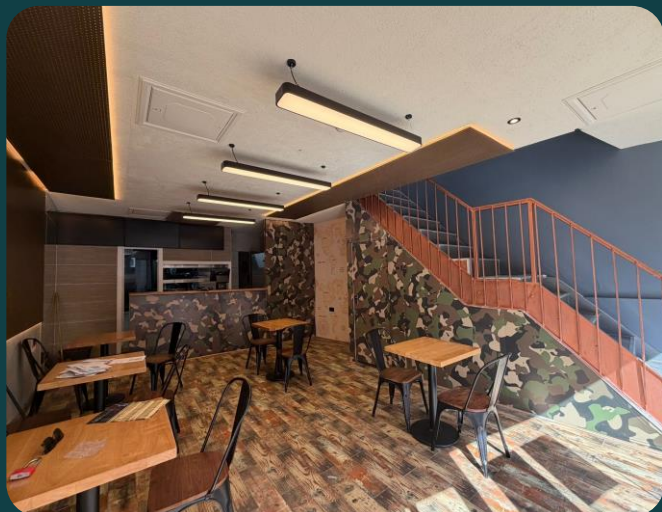
Location



Prime position part-fitted restaurant / QSR / café premises in a busy location with strong day and night footfall.

The property is situated close to Nottingham's Market Square on Long Row, which is a busy thoroughfare throughout the day close to prime retail pitch, offices and student accommodation.

Operators in the immediate vicinity include **McDonalds**, **Nando's**, **Taco Bell**, **Roosters**, **Tesco Express**, **Caffé Nero** and **Heavenly Desserts**.



Accommodation

The property is a part fitted restaurant / QSR premises, with seating area and open kitchen at ground floor. Stairs to first floor customer seating and second floor storage/prep space.

The property comprises the following approximate internal floor area:

Net Internal Area	SQ FT	SQ M
Ground Floor	687	63.80
First Floor	545	50.63
Second Floor	380	35.30
Total	1,612	149.73

Rent

Quoting rent £40,000 per annum exclusive

VAT

VAT is applicable at the prevailing rate.

Terms

This unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rates

The premises is assessed as follows:

Rateable Value:	£26,250
UBR (2026/2027):	0.382
Rates Payable:	£10,028

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

EPC Rating

The property is currently rated within band B (48). A copy of the EPC is available upon request.

Legal Costs

Each party to bear their own legal costs in relation to the transaction.

Anti-Money Laundering

In accordance with Anti-Money Laundering legislation, Cited Property are required to undertake checks on prospective tenants. This may include verification of identity, proof of and source of funds.



Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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