

Leisure/Restaurant Unit

2-4 Adams Walk, One Fletcher Gate, Nottingham, NG1 1QS

380.28m² (4,093ft²)

(Subject to vacant possession)



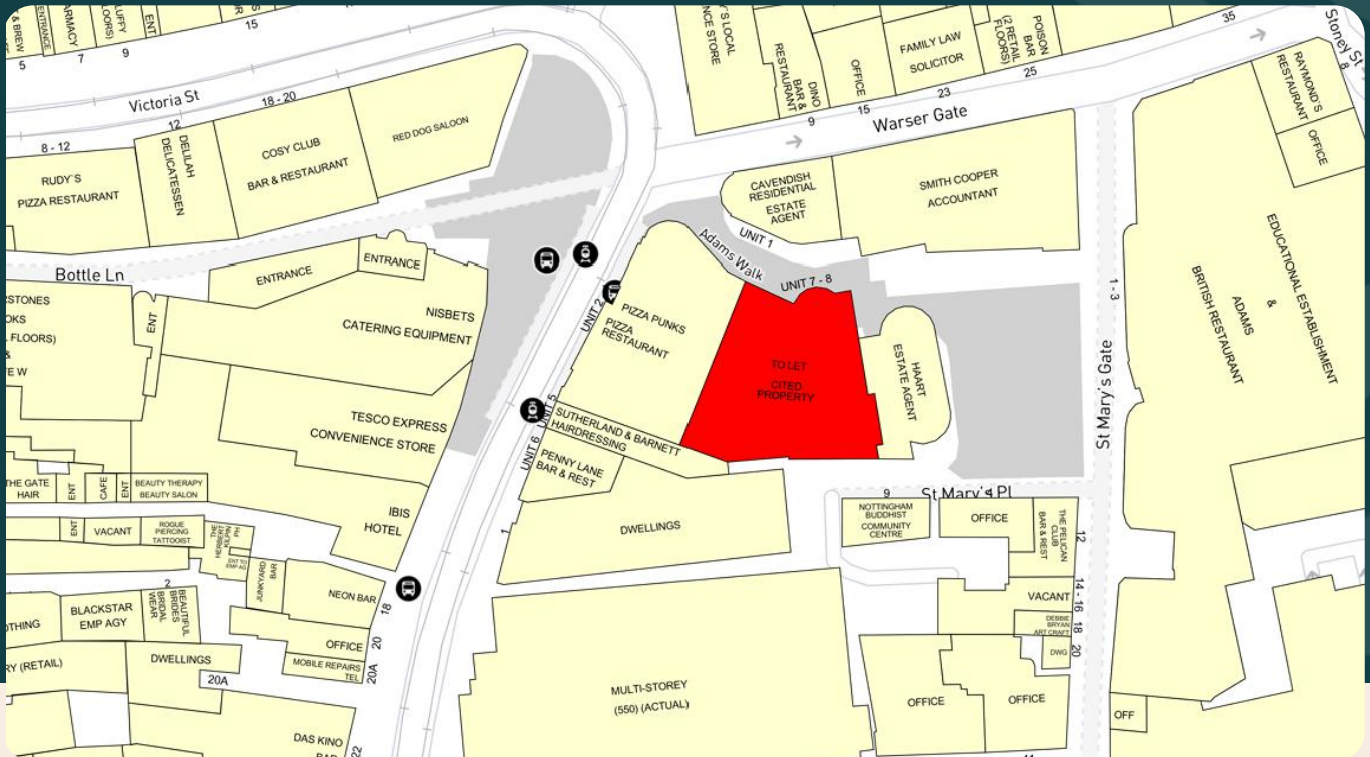
To Let / May Sell



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Location



The property occupies a prominent position within Nottingham city centre, in the Hockley / Lace Market quarter and immediately adjacent to the city's prime leisure pitch.

Adams Walk is a pedestrianised thoroughfare forming part of the landmark **One Fletcher Gate** development, linking Fletcher Gate and the Lace Market with the city centre. The scheme provides a significant volume of city centre residential accommodation above the commercial units.

Nearby occupiers include **Pizza Punks**, **Penny Lane**, **Hockley Arts Club**, **Das Kino**, **Red Dog Saloon**, **Be At One** and **Piccolino**.



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Google map link



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Accommodation

A ground floor restaurant unit within the landmark One Fletcher Gate development, with prominent return frontage and extensive glazing onto Adams Walk.

Open plan trading area with bar servery, commercial kitchen, customer WCs and ancillary storage.

The approximate floor area is as follows:

Accommodation	SQ FT	SQ M
Ground Floor	4,093	380.28
Total	4,093	380.28

Lease

The premises is available by way of a **new effectively full repairing and insuring lease** for a term to be agreed, subject to vacant possession, at a rent of

£45,000 per annum exclusive

Sale

A **sale of the long leasehold interest** (974 years remaining) would be considered.



VAT & Legal Costs

VAT is applicable at the prevailing rate.

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC Rating

Rating D - 85

Service Charge

Payable on an apportioned basis towards maintenance the common parts. The budget for the current year (29/09/2025 - 28/09/2026) is £3,672.87.

Business Rates

The premises is assessed as follows:

Rateable Value: £46,250

UBR (2026/2027): 0.382

Rates Payable: £17,667.50

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

Planning

The property is understood to fall within Use Class E. Interested parties should satisfy themselves as to their intended use.

Viewing

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

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