Part Fitted Café/Restaurant

Eldon Chambers, 2-3 Wheeler Gate, Nottingham, NG1 2NS

2,760ft² (256.41m²)

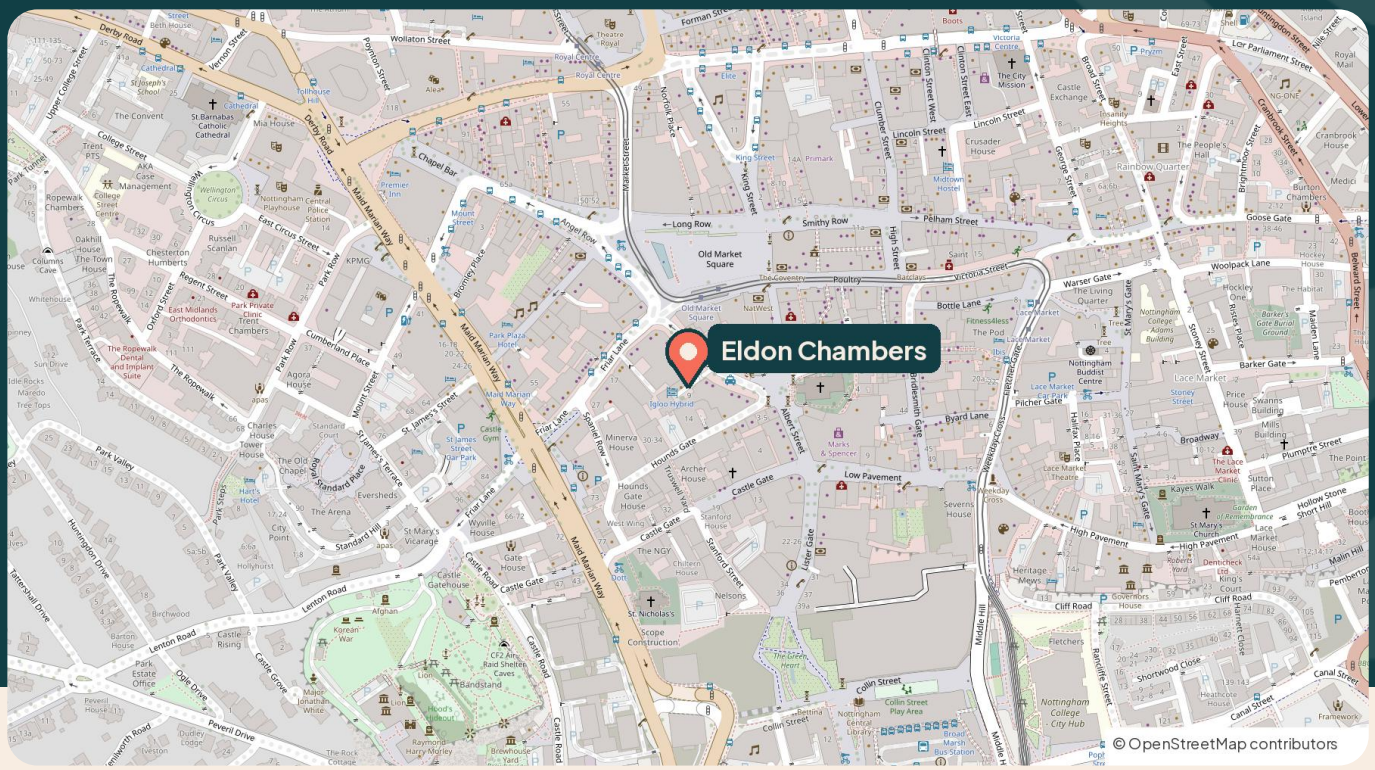


To Let

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Location



Eldon Chambers is a courtyard development accessed via a passageway off **Wheeler Gate**, one of Nottingham city centre's principal retail thoroughfares linking **Old Market Square** with **Albert Street** and **Lister Gate**, which are becoming increasingly established pedestrianised retail pitches leading to the south side of the city.

The property sits amongst a strong mix of national and regional occupiers including **Costa**, **Starbucks** and **Caffè Nero**, with excellent public transport links via **Nottingham's Tram Network** and **Trent Barton** bus stops on Friar Lane.

Click here for Google map link





Accommodation

A Grade II listed restaurant over five floors with exposed brickwork and high ceilings. Two trading floors (c. 60 covers) with bars, a second floor commercial kitchen with dumbwaiter, basement cellar and WCs, and a third floor office.

Net Internal Areas	SQ FT	SQ M
Basement	518	48.12
Ground Floor	661	61.41
First Floor	659	61.22
Second Floor	660	61.32
Third Floor	262	24.34
Total	**2,760**	**256.41**

Rent

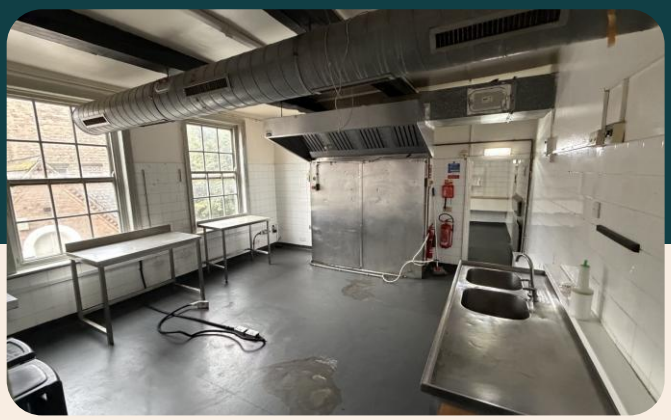
Quoting rent **£27,500 per annum exclusive**.

VAT

All figures are quoted exclusive of VAT, which may be applicable at the prevailing rate.

EPC Rating

The property has an EPC rating of C-74. A copy of the certificate is available upon request.





Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Business Rates

The premises are assessed as follows:

Rateable Value: **£17,500**

UBR (2026/2027): 0.382

Rates Payable: **£6,685**

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

Planning

The property has most recently traded as a restaurant and is understood to fall within Use Class E. The building is Grade II listed. All parties should verify this themselves.

Viewing

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

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