



**To
Let**

**Retail
Unit**

£15,000 pa



57 Lenton Boulevard, Nottingham, NG7 2FQ Self Contained Restaurant/Retail Unit to Let

- Restaurant Unit to let
- Available for the first time in 35 years due to the retirement of current tenant
- Available by way of a new lease from August 2024

Location

The unit occupies a prominent position on Lenton Boulevard in Nottingham within the Lenton area of the city.

Lenton is a popular student area of the city for students studying at the University of Nottingham, Castle Boulevard itself forms part of Nottingham's inner ring road.

Surrounding operators to the unit include Furniture Boulevard and Chaska Indian restaurant.

Description

The property comprises a self contained restaurant unit which has become available due to the retirement of the current tenants. The premises are fitted out as a restaurant with a fully equipped commercial kitchen with the current fixtures and fittings being available by way of separate negotiations with the current tenant.

Accommodation

The property offers the following approximate areas.

Restaurant - 35.84 sq m (386 sq ft)
Kitchen Area—22.88 sq m (246 sq ft)

Tenure

The property is available by way of a new lease for a term to be agreed between the parties, with a commencement date of August 2024.

Rent

A commencing rental of £15,000 is sought for the unit.

Planning

The property benefits from restaurant, which now falls within Class E(b) of the revised use classes order. NB. Due to the residential element above the client will not consider hot food takeaway use.

Business Rates

The property has been assessed as follows
Rateable Value— £6,600

Based on the rateable value, small business rates relief may be available.

Viewing

Strictly by appointment with the sole agents.

EPC—C 79



Please contact:
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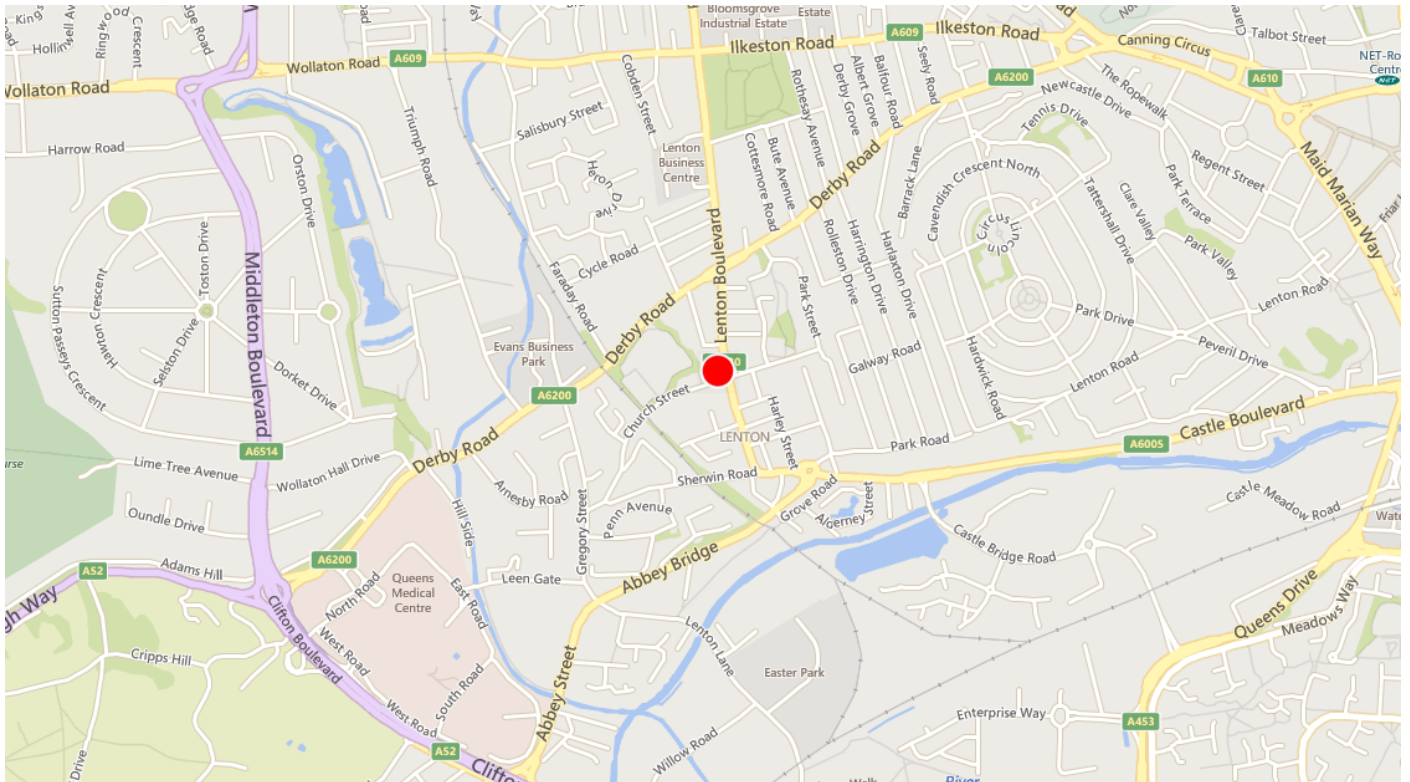


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