



Location

Located in the Showcase Complex approximately 2 miles south west of Nottingham city centre just off the A52.

The Showcase Complex is anchored by a 12 screen Showcase Cinema de Lux and provides a wide range of leisure and restaurant offerings. Occupiers on the scheme include Nando's, Five Guys and Dusk Till Dawn Poker Club.

HIGHLIGHTS

- + Established leisure scheme destination on the outskirts of Nottingham
- + Nearby occupiers include Showcase Cinema de Lux, Nando's, Five Guys and Dusk Till Dawn Poker Club
- + Fully fitted ground floor restaurant
- + Close to the University of Nottingham
- + GIA approx. 280 sq m (3,013 sq ft)
- + Guide Rent: £50,000 per annum

Description

The restaurant premises comprises a detached ground floor unit in the Showcase Complex leisure scheme. There is an external seating area to the front elevation.

Accommodation

The premises are configured to provide accommodation all at ground floor level and are laid out to provide a variety of tables and seating for circa 140 customers. Ancillary accommodation includes a catering kitchen with prep area and walk in fridge and freezer, thermostatically controlled beer cellar, staff facilities, managers office and customer toilets.

Approximate Floor Areas

The property has the following approximate gross internal area:

Ground Floor	280 sq m (3,013 sq ft)
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CHIQUITO, NOTTINGHAM

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Tenure

Available by way of a sublease until 21 May 2030 at a guide rent of £50,000 per annum. The most recent annual service charge was £3,800.

Rateable Value

2023 £100,000

EPC

B-37

Viewings

The restaurant is currently closed so all viewings must be arranged via the sole agents Savills.

Branding

The former trading name and any branded items are not being included with the property which must be completely re-branded before being reopened.

Important Notice Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

Fixtures & Fittings

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required.

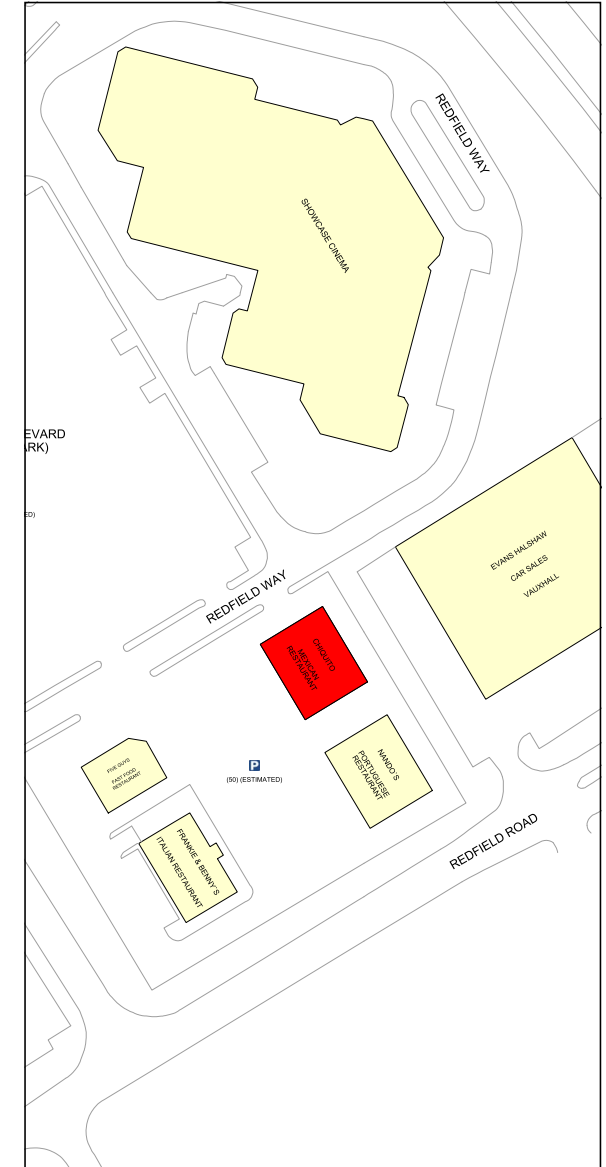
VAT

All figures quoted are exclusive of VAT.

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