

Nottingham - Unit 4B Chapel Bar NG1 6JQ  
Large Restaurant with Function Room to Rent



**BLUE ALPINE**

PROPERTY INVESTMENT & DEVELOPMENT



Cantonese Cuisine

Banqueting Suite

**MAN'S**  
RESTAURANT

Conference Room  
**Dim Sum & Seafood**

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### Property Features:

- Comprises large ground floor restaurant with function room at first floor
- Family run business since 2005. Lease sale due to a retirement.
- VAT is applicable to this property
- Comes fully equipped as seen on pictures
- Property benefits from disabled lift between ground and first floor
- Opening times 12pm-11pm on Monday-Saturday and 12pm-10pm on Sunday
- Total area size 788 sq m (8,480 sq ft)
- Occupiers close by include McDonalds, Tesco Express, KFC, Nando`s, Taco Bell and Premier Inn, amongst many others.



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### Property Description:

Comprises large ground floor restaurant with function room at first floor. The restaurant has been successfully run since 2005 and is now for sale due to a retirement. The property provides the following accommodation and dimensions:

**Ground Floor:** Entrance Lobby, Reception, Bar, 4 Restaurant Sections with 150+ covers in total, Full Commercial Kitchen, Disabled and Elderly WC, Disabled Lift to First Floor, Waiter and Service Sections, Storage

**First Floor:** Open plan function room, Bar, Preparation Kitchen, Staff Rooms, Storage, Male/Female WCs



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### Terms:

**Lease assignment.** The property is offered on the following terms:

**Term:** 10 Years from 7<sup>th</sup> August 2020 until 6<sup>th</sup> August 2030

**Rent:** £2,307.69 per week (PCM: £10,000) paid quarterly in advance

**Rent Review:** Open market rent review on 7<sup>th</sup> August 2025

**Premium:** £150,000

Premium can be paid in instalments.

### Rateable Value:

Rateable Value - £75,500

Rates Payable - £19,328 (1<sup>st</sup> Apr 2022 – 31<sup>st</sup> Mar 2023)

### EPC:

The property benefits from a C Rating. Certificate and further details available on request.



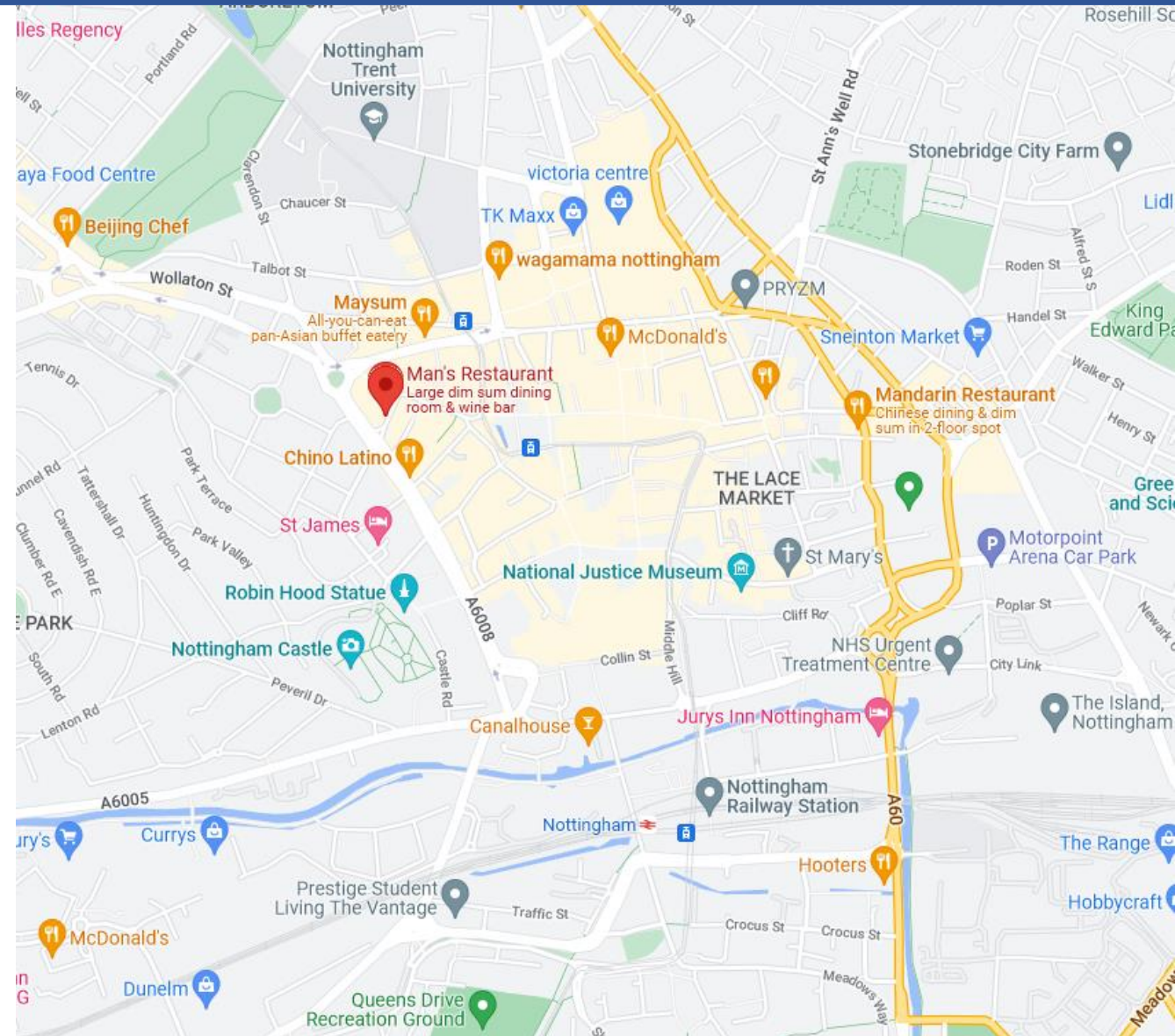
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### Location:

The City of Nottingham is the principal financial and commercial centre of the East Midlands, located 25 miles north of Leicester and 16 miles east of Derby. There are excellent communications with Junctions 24, 25 and 26 of the M1 motorway located from 5 miles to the west. The property is situated within walking distance to The Victoria Shopping Centre & The Exchange Arcade. Occupiers close by include McDonalds, Tesco Express, KFC, Nando's, Taco Bell and Premier Inn, amongst many others.



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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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# BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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