



**Former Harts Restaurant, Royal Standard Place, Park Row, Nottingham NG1 6GN**

## **Former restaurant**

- ▶ **Suitable for alternative uses (STP)**
- ▶ **Currently fully fitted out as a restaurant with function/event facility**
- ▶ **Adjacent to The Park Estate, Nottingham's premier residential area**
- ▶ **Benefits from 2 car parking spaces**

For enquiries and viewings please contact:



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## Location

The premises are located within Nottingham, one of eight core cities in England and with over 50 national companies with headquarters in the City, such as Boots, Speedo, Capital One and Paul Smith.

Nottingham has strong transport links with Midland Mainline trains direct to St. Pancras, London and locally an extensive tram (NET) network. The M1 Motorway is situated to the west, with Junctions 24, 25, and 26 providing good access into Nottingham.

The property is situated in the heart of the City's professional quarter based around the Ropewalk and adjacent to The Park Estate, Nottingham's premier residential location, together with Harts Hotel, Nottingham's leading Hotel with 32 bedrooms, all within a 5 minute walk of the City Centre.

## Description

Impressive building forming part of the Royal Standard Place Development of high quality residential apartments, Harts Hotel, and the subject premises which were traded as an award winning restaurant.

The property is currently laid out with a ground floor restaurant with kitchen and private dining facility, with large open plan event/function room at first floor, and staff facilities at second floor.

The property benefits from 2 car parking spaces.

Seeking premium offers for the long leasehold interest or a market rental for a shorter sub-lease. Details on application. Specialist restaurant fixtures and fittings available by separate negotiation.

## Accommodation

	Sq M	Sq Ft
Basement	51.3	552
Ground Floor	468.9	5,047
First Floor	228.9	2,464
Second Floor	132.9	1,431
<b>Total</b>	<b>882</b>	<b>9,494</b>

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

## Planning

We understand the premises have planning permission for its current use as an A3 Restaurant Use Class Under Town & Country Planning (Use Class) Order 1987 and its subsequent amends. The property would be suitable for alternative uses, subject to planning and interested parties should contact Nottingham City Council.

## Tenure

125 year lease from 3rd May 1996 at a peppercorn rent. The lease is available for purchase or a sub lease on terms to be agreed.

## Business Rates

Property Description: Restaurant & Premises

Rateable Value: £71,500

Rates Payable: £36,608 (based on the uniform business rates of 51.2, effective until March 2024).

All retail, leisure and hospitality users may be entitled to 75% relief of rates payable up until April 2024.

(Source: VOA)

## Price/Rent

Seeking premium offers for the long leasehold or a rental for a new sub lease. Details on application.

## Service Charge

As part of the Arena development at Royal Standard Place there is a service charge for the common areas and currently c.£1,500 per annum

## VAT

All figures are quoted exclusive of VAT.

## Legal Costs

Each party to bear their own legal costs.

## EPC

The property currently has an EPC rating of 124 (E Rating).

## Viewings

Viewings are by appointment with sole agents Innes England, Matthew Hannah or Sam Hall.

## Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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