

LEISURE OPPORTUNITY

30 St James's Street, Nottingham NG1 6FG



RENT!

**£35,000
PER ANNUM**

FORMER INDOOR GOLF CENTRE AND SHOP LOCATED ON ST JAMES'S STREET IN NOTTINGHAM CITY CENTRE

- 488.9 sq m (5,263 sq ft) with the ability to be split if required
- Suitable for a range of uses (subject to planning)
- Part of the Park Plaza Hotel with potential synergy with the existing hotel operation

Location:

The property is located just off Maid Marian Way and the Market Square in the heart of Nottingham city centre.

The property is surrounded by a range of bars and restaurants along with a variety of retail operators.

Description:

The property forms part of a stylish 4 star deluxe Park Plaza Hotel which includes a multi award winning, Pan Asian Chino Latino restaurant and bar.

The property was previously occupied by Cyber Golf indoor golf, lounge and bar.

The interior will require fitting out which will allow the ingoing tenant to adapt the space to their own specification and requirements.

The accommodation currently is predominantly open plan with a level change down to a rear section.

Accommodation:

488.9 sq m (5,263 sq ft)

Planning:

Suitable for a range of uses such as A1 (Shops), A2 (Financial & Professional Services), D2 Assembly & Leisure) or B1 (Business), subject to obtaining the necessary planning consents.

Rent:

The property is available to rent at a level of:-

£35,000 Per Annum

Rates:

The unit forms part of a larger assessment and the indicative level can be provided upon request.

VAT:

Vat is applicable.

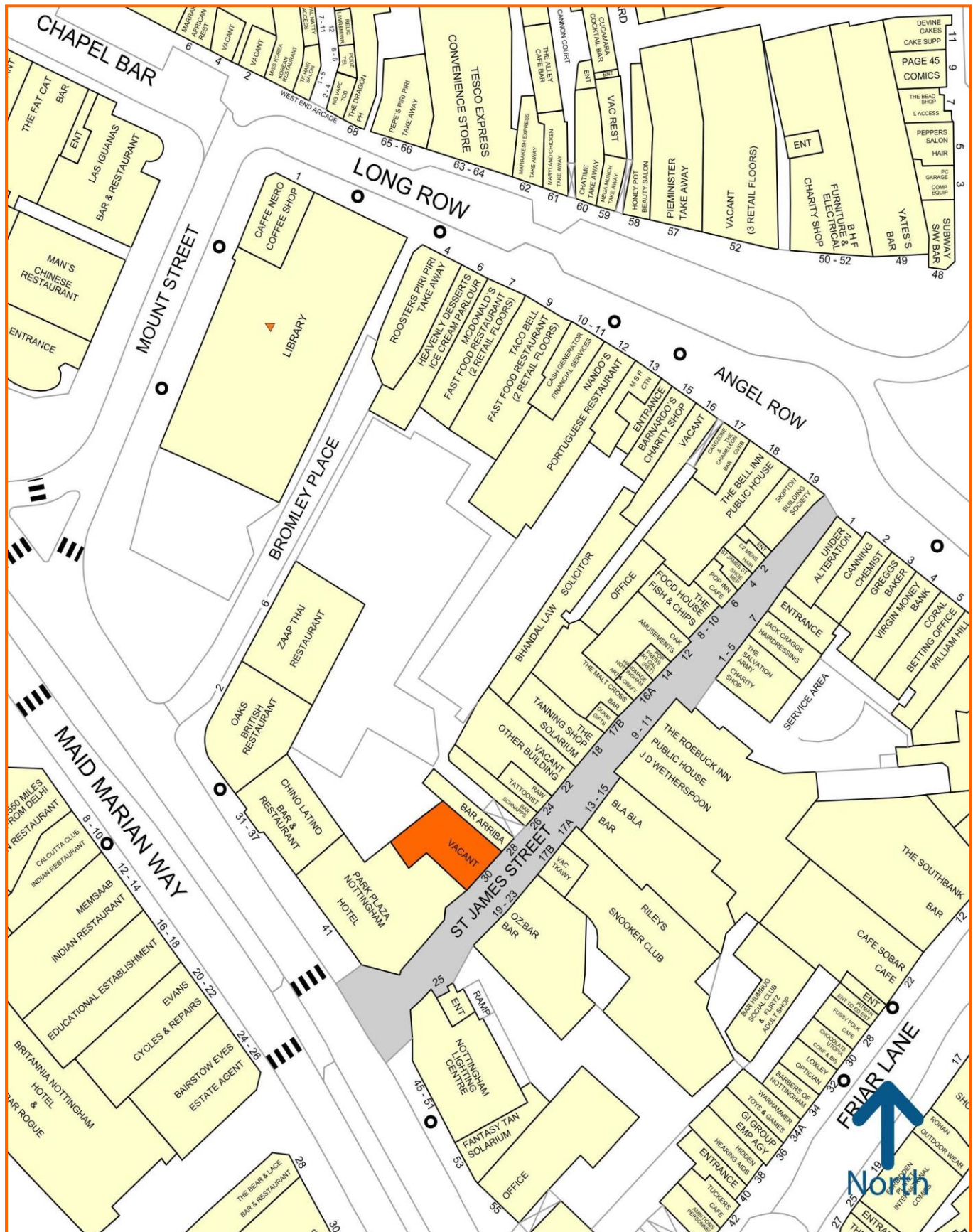
EPC:

To be confirmed

**Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk
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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.