



## TO LET : FULLY FITTED RESTAURANT UNIT

198 Derby Road, Nottingham NG7 1NQ

### LOCATION

The property occupies a prime location fronting Derby Road opposite to the entrance of the prestigious Park Estate. Derby Road is the principle connecting route for the neighbouring student residential area of Lenton and professional quarter of The Ropewalk which leads into the city centre.

Derby Road is home to a combination of independent and national operators, including **Sainsburys, Tough Mary's Bakehouse, The Hand in Heart, The Falcon, Universal Works and Sir John Borlase Warren** to name but a few.

### PROPERTY

The property comprises a self-contained fitted restaurant with both male and female toilet facilities Walk in re Fridgeration and an external extraction system.

### ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor Restaurant	78.1	841
Ground Floor Kitchen	36.5	393
Ground Floor Storage	9.8	105
<b>Total</b>	<b>124.4</b>	<b>1,339</b>

For further information or to arrange a viewing please contact BOX Property

**Frankie Labbate**  
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**Ben Tebbutt**  
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07930 406 608

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01157 844 777  
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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT



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### TENURE

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

### RENT

£25,000 per annum.

### BUSINESS RATES

The Tenant will be responsible for the payment of business rates to the Local Authority. The premises have been assessed for rating purposes as follows: Rateable Value (from 1st April 2026) £7,000.

### INSURANCE

The Insurance charge for the current financial year is available upon request.

### PLANNING

We understand the property benefits from planning consent for the following uses: Class E (Commercial, Business and Services use)

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

### LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in connection with this letting.

### VAT

All sums quoted exclusive of VAT if applicable.

### ENERGY PERFORMANCE CERTIFICATE

Available upon request.

### VIEWING

Viewing is available by appointment with the sole agents.

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**TO LET : FLAGSHIP RETAIL / LEISURE UNIT**  
26-28 Bridlesmith Gate, Nottingham NG1 2GQ

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**IMPORTANT NOTICE**

Box Property give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Box Property or the vendor/ lessor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser/ lessor must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/lessor does not make or give and neither Box Property or any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Every care has been taken in the preparation of these particulars, but their accuracy cannot be guaranteed. All properties are offered subject to contract and availability.

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