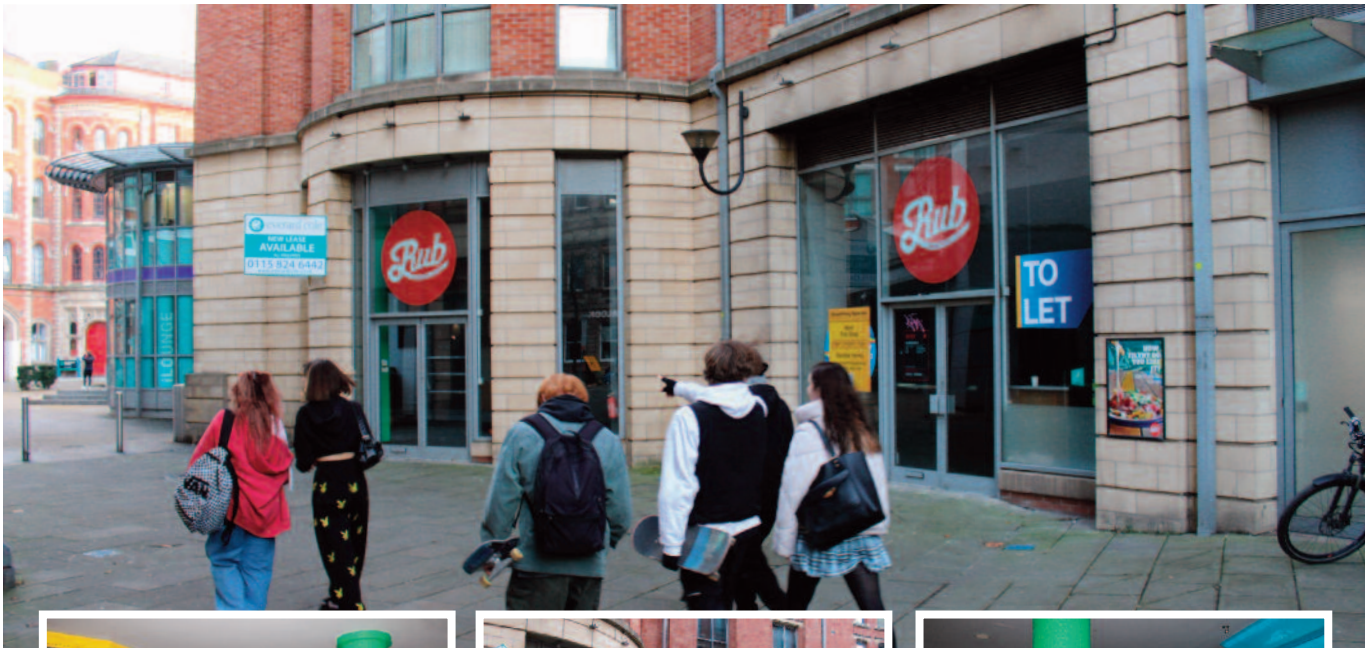


# Breathing Spaces

HIGH STREET SHOPS ON FLEXIBLE TERMS



**2-4 Adams Walk,  
One Fletcher Gate  
Nottingham NG1 1QS**

£ Rental Guide of £0 pcm

£ Rates £0 pcm

Available for occupation from  
**30th November 2020**

## Key Features

- City Centre Former Restaurant Premises
- Prime Location for Retailing and Leisure uses
- Close to All Bar One, Red Dog Saloon, Ibis Hotel, Paul Smith and Lacoste
- Suitable for a range of uses – Restaurant, Retail, Gym Studio or something else
- Your SPACE from 30th November 2020

## Offer Terms

- Available from 30th November 2020
- Rent from £0 pcm
- Rates £0 pcm
- Deposit £1,000

## Description

The former restaurant premises is ground floor only and forms part of the landmark development One Fletcher Gate. The unit fronts Adams Walk and is accessed via a busy pedestrianised thoroughfare, providing a key link to the city centre from the New College Nottingham.

The existing accommodation is open plan and was previously used as a restaurant, together with a bar servery, separate kitchen, walk in refrigerator, 3 Unisex WCs, 1 Disabled WC and ancillary storage, staffroom and beer cellar. The unit also benefits from rear service access.

In our opinion the unit offers flexible open plan space which would suit a wide range of tenants and uses.

## Lease Offer Terms

- Available from the 30th November 2020
- Term 6 months
- Internal repairs only - basically look after the property and leave it in the same condition or a bit better than when you took the lease
- You will need to pay for any utilities used including electricity, gas and water  
– Plus Insurance costs – circa £250 pcm

## Local Information

- The property is located in Nottingham City Centre in the Hockley/Lace Market vicinity and is within immediate proximity to the prime leisure and retail pitches. The Lace Market is a vibrant district of Nottingham City where there is a large proportion of the cities residential accommodation together with prime retail and leisure uses and Nottingham College is also nearby.
- Tenants in the area include Two Seasons (adjacent), Be at One, All Bar One, Red Dog Saloon, Delilah Fine Foods and an Ibis Hotel. Other major retailers nearby include The White Company, Waterstones, Jo Malone, Lacoste and Paul Smith.

## Available Space

Floor/Unit	Type of Tenant/Business Use	Size	Status
Ground Floor	This unit is really flexible on uses – so you choose. For more information see below	4,093 sq ft	Available

This unit is really flexible and it can be used /occupied for any of the following and more - retail sales, restaurant, café, indoor sports, fitness gyms, estate agencies, financial services, offices, health services, crèche, nursery, day centres and more. Your choice when you make your zero risk offer.

### Please contact Breathing Spaces

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