
The Courtaulds Building | 292 Haydn Road
Nottingham | NG5 1EB

Retail / Leisure / Industrial

100 Free Parking Spaces

From 692m² (7,448ft²) to 2,183m² (23,500ft²)

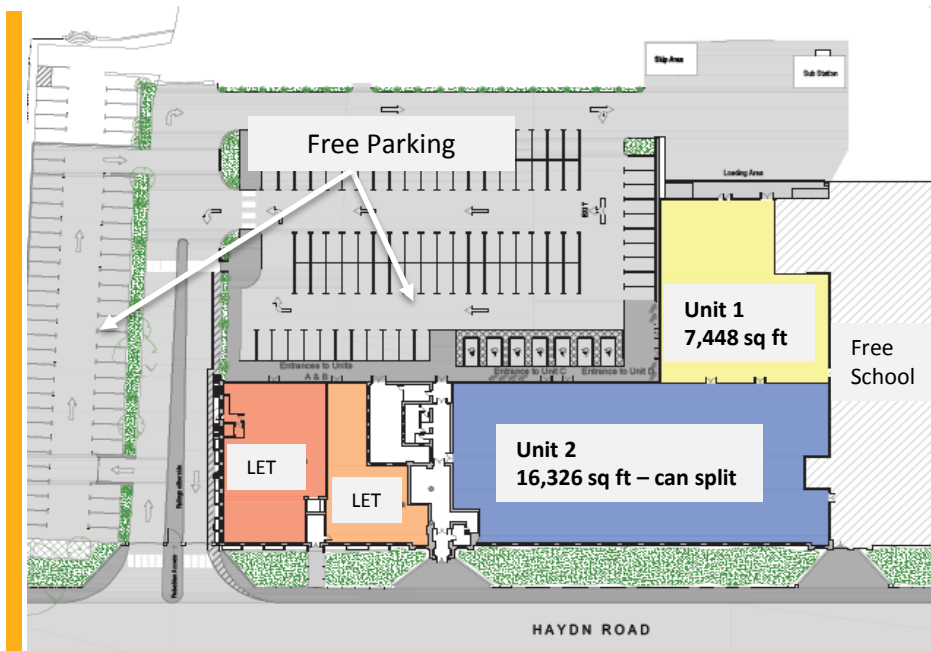


- **Planning Consent granted for A1 (Retail)**
- **Adjacent to Nottingham Free School**
- **100 car parking spaces approx**
- **Nearby Operators - Pure Gym, Aldi, Sainsburys, Tesco**
- **5 year lease**



FHP
www.fhp.co.uk

To Let



Location

The premises are situated on Haydn Road, Nottingham, a busy commuter route, connecting with the A611 and A60 to the east. The premises have a large site with over 140 car parking spaces.

Other occupiers include Nottingham Free School (secondary school, 600 students), Dressplace Bridal Boutique and Brides & Mothers.

Lease

The premises are available on a 5 year lease on internal repairing terms with a service charge.

Description

The premises comprise a former Courtaulds Factory Shop and Armstrong Mill Outlet.

Strong estate signage will be fixed to the front and side of the property to show the location of the various tenants.

Units are available in a range of sizes from 7,448 sq ft.

Rental

The premises are available at a rent of:

£6.50/sq ft.

From 692m² (7,448ft²) to 2,183m² (23,500ft²)



Accommodation

Briefly, the ground floor accommodation comprises the following:-

Description	m ²	ft ²
Unit 1	692	7,448
Unit 2	1,517	16,326
Combined (1&2)	2,183	23,500
Free Parking	100+ spaces	

(Measurements are quoted on a Gross Internal basis and taken from architect's plans).

Availability

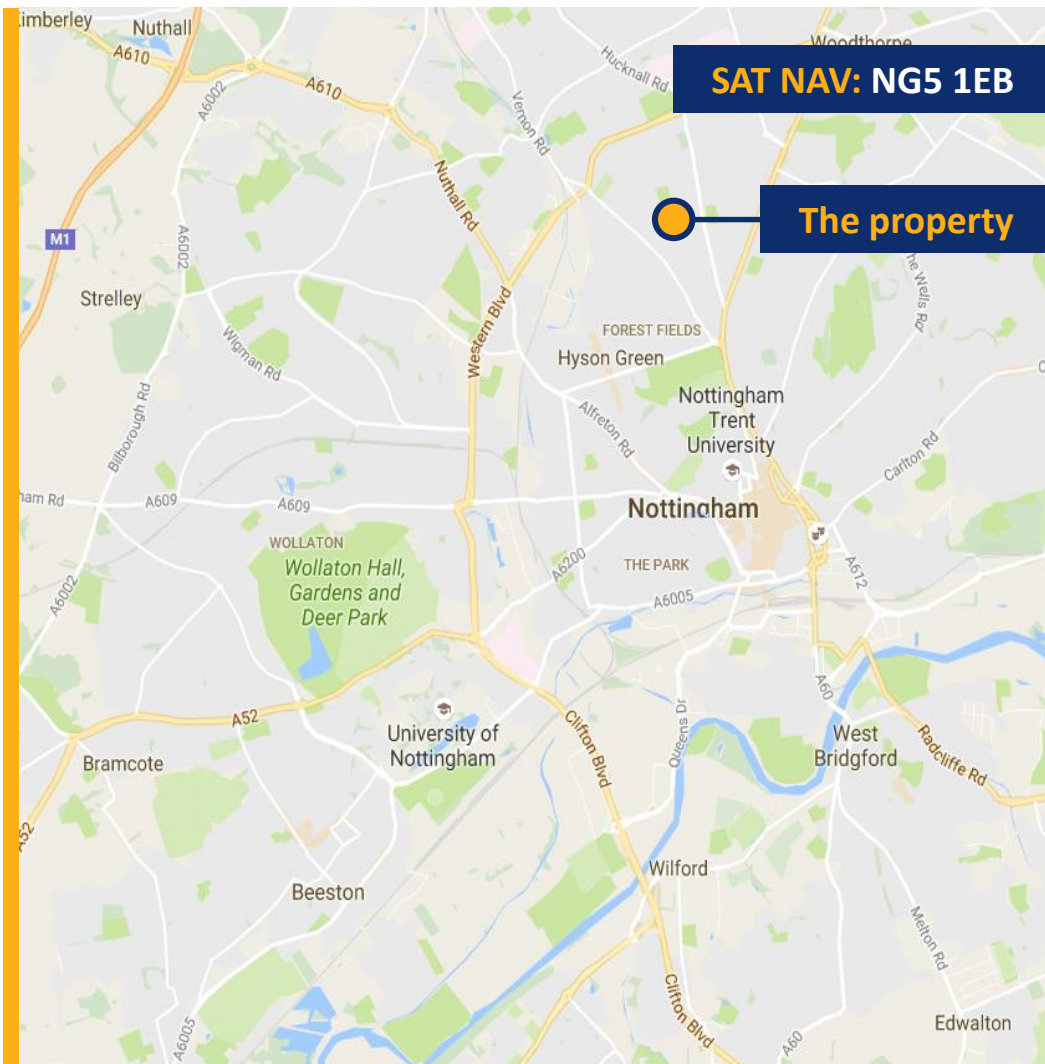
The premises are available for immediate occupation.

Planning

Planning permission has been granted for A1 (retail) and A3 (restaurant) for Units 1 and 2.

Legal Costs

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



SAT NAV: NG5 1EB

The property

For further information or to arrange to view please contact:

David Hargreaves

T: 0115 841 1131

M: 07876 396 003

E: davidh@fhp.co.uk

Jack Shakespeare

T: 0115 908 2101

M: 07817 924949

E: jack@fhp.co.uk



Fisher Hargreaves Proctor Ltd. 10 Oxford Street, Nottingham, NG1 5BG

06/09/2019

Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. FHP 06/09. E&OE.