

Prime, return frontage city centre retail/leisure opportunity

Ground Floor Sales 177m² (1,905ft²)

- Hugely prominent corner position
- High footfall throughout the day
- Busy thoroughfare linking the Market Square and Albert Street, anchored by M&S
- Nearby operators include Blacks Outdoor, Halifax, Warren James, Card Factory, Savers, Kokoro Sushi and Burger King
- Ground floor sales 177m² (1,905ft²)
- Basement store 172m² (1,851ft²)
- Quoting rent £130,000 per annum



TO LET



Location



Gallery



Contact



Location

The property is situated in a hugely prominent, central location within Nottingham city centre on the pedestrianised pitch of St Peters Square. The location is a very busy thoroughfare linking the Market Square with Albert Street.

Nearby occupiers in the vicinity include Halifax, Warren James, Ryman, Blacks Outdoor, NatWest, Kokoro Sushi, Savers and Burger King.

The Property

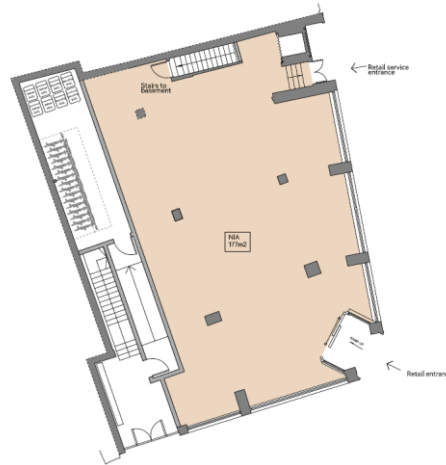
The property comprises a corner retail/leisure unit with return frontage to both St Peters Square and Exchange Walk. Previously a McDonalds restaurant, the property is being reconfigured to provide accommodation across ground floor and basement.

Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	177	1,905
Basement Store	172	1,851
Total	349	3,756

Ground Floor (Proposed)



Basement (Proposed)





Lease Terms

The property is available on a new effective full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:-

£130,000 per annum exclusive

Planning

The property was last used as a McDonalds restaurant, ingoing operators would need to verify the existing planning use with the Local Authority.

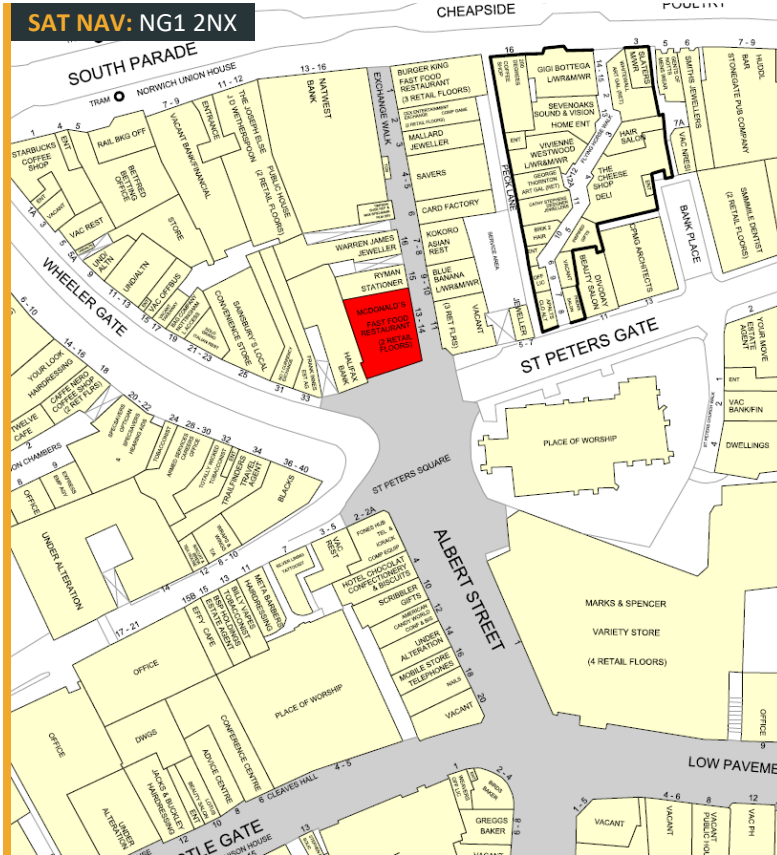
Business Rates

Following reconfiguration of the property, the business rates will need to be reassessed upon occupation of the new tenant.

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

VAT

VAT is applicable at the prevailing rate.



EPC

A copy of the EPC is available on request.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Or contact our joint agent, Savills:-

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