

## High quality Class E unit available in The Lace Market

48m<sup>2</sup>  
(512ft<sup>2</sup>)

- Excellent quality self-contained unit
- Own private entrance
- Electric security shutter
- Large glazed windows
- The property benefits from full business rates relief
- Suitable for a variety of uses (STP)



**TO LET**



Location



Gallery



Video



Contact



## Location

The unit is located on the south eastern edge of the stylish Professional Quarter of Nottingham's Lace Market.

Benefiting from excellent transport links such as the Nottingham Train Station, Nottingham Broadmarsh Bus Station and several tram stops the unit is ideally situated close to London Road (A60), Canal Street (A6008) and Lower Parliament Street.

## Floor Areas

From measurements taken on site we calculate the Net Internal Area of the unit to be:

**48m<sup>2</sup> (512ft<sup>2</sup>)**

(This information is given for guidance purposes only)



## Rent

The unit is available on a new lease and we are quoting a rent of:

**£9,000 per annum exclusive  
(Nine thousand pounds)**

## Service Charge

There is currently no service charge applicable to the subject property.





## Description

The property comprises a fully self-contained unit ideal for growing businesses who seek an alternative to the standard unit block, business hub, coworking environment or serviced unit opportunities.

The unit has the following specification:

- Own private entrance
- Carpeting throughout
- WC and kitchen facilities with laminate/vinyl flooring
- Plug sockets throughout
- Suspended ceilings
- Heating and lighting
- Electric security roller shutter
- 24/7 access

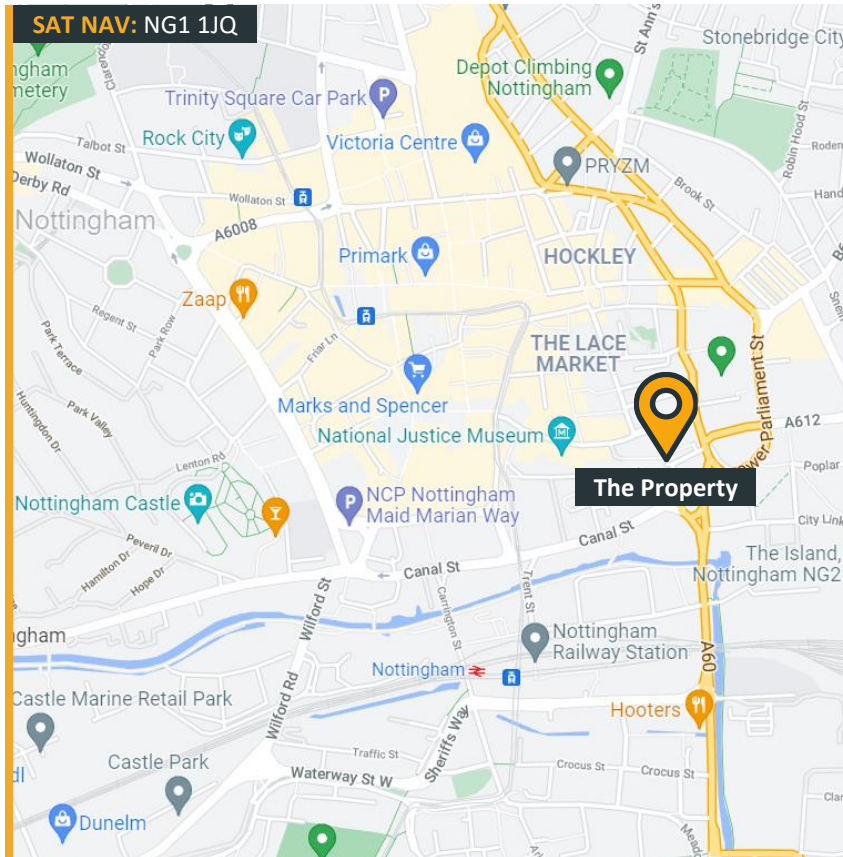
The unit is perfect for any small business looking to rent an unit premises at an affordable level.

## Business Rates

From enquiries with the local authority, we understand the following:

**Rateable Value from April 2023:      £6,800**

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2024 (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.



## Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym. This information is for guidance only and all parties should check themselves with the local planning authority.

## VAT

VAT is applicable at the standard rate on the rent due.

## EPC

A copy of the EPC is available upon request.

## Insurance Premium

The annual insurance premium is to be confirmed.

## Further Information

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

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