

4 Longden Street | Nottingham | NG3 1JN

Gym / Studio / Leisure unit available to let

454.16m²
(4,889ft²)

- Highly prominent gym/studio/leisure premises
- Open plan ground floor with mezzanine
- Floor to ceiling height 4m
- Opposite Sneinton Marketplace and Bustler Market
- Adjacent to pay & display public car park 50 spaces.
- Rent £30,000 per annum



TO LET



Location



Gallery



Contact



Location

The property is situated in the Sneinton area of Nottingham which is just a short walk from the city centre and nearby Hockley. Sneinton and the Sneinton Market area have been completely transformed over the last few years to create a vibrant mix of local, independent and regional businesses.

The property sits in a highly prominent position on the corner of Bath Street and Longden Street. Nearby operators in the vicinity include Bustler Market, Murat Food Centre, Blend Café, Victoria Leisure Centre and a host of on trend independent operators within the fully occupied Sneinton Market:

www.sneintonmarketavenues.com

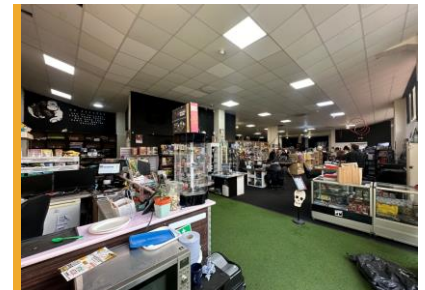
The Property

The property comprises ground floor accommodation with open plan studio space, separate mens and womens changing rooms/toilets with ancillary storage/offices at mezzanine level.

Suitable for a wide range of uses particularly gym, leisure or studio businesses.

EPC

A copy of the EPC is available on request.





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor	408.77	4,400
Mezzanine	45.39	489
Total	454.16	4,889

Lease Terms

The property is available by way of a new effectively full repairing lease for a term of up to 3 years, outside the Landlord & Tenant Act 1954.

Rent

The property is available at a quoting rent of:-

£30,000 per annum

Planning

The property is categorised as **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.

VAT

VAT is applicable at the prevailing rate.



Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (2023): £19,250

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.

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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29/10/2024

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.