

Prominent retail premises in busy city centre location

Ground Floor
81.29m² (875ft²)

- Prominent retail shop
- Busy pedestrian thoroughfare linking Nottingham Station with city centre
- Close to Nottingham bus station and central library
- Nearby national operators include 200 Degrees Coffee, Caffe Nero, Tesco and Subway
- Strong mix of regional and independent retail and leisure operators in the vicinity
- Quoting rent £24,500 per annum



TO LET



Location



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Location

City Buildings is a landmark Nottingham building situated adjacent to Nottingham Station. Carrington Street provides the main connection between Nottingham city centre and the southside of Nottingham. The location benefits from strong footfall throughout the day.

The property is situated close to significant landmarks within the city including Nottingham Train Station, the Broadmarsh Bus Station, Broadmarsh Car Park (1400 spaces), Central library, Inland Revenue regional office HQ, numerous student residential developments, Nottingham College City Hub and The Green Heart park space.

The Property

The property comprises a ground floor lock up retail unit with open plan sales accommodation fitted to a good standard ready for an ingoing tenant's fit out. There is a rear staff kitchen, staff WC and customer DDA WC.

There is a basement underneath the property that is not currently connected but could be included subject to separate negotiation.

EPC

The property has an EPC rating of C – 55.





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor	81.29	875

A separate basement underneath the property which is not currently connected could be negotiated which would provide a further 800ft².

Lease Terms

The property is available to let by way of an effective full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:-

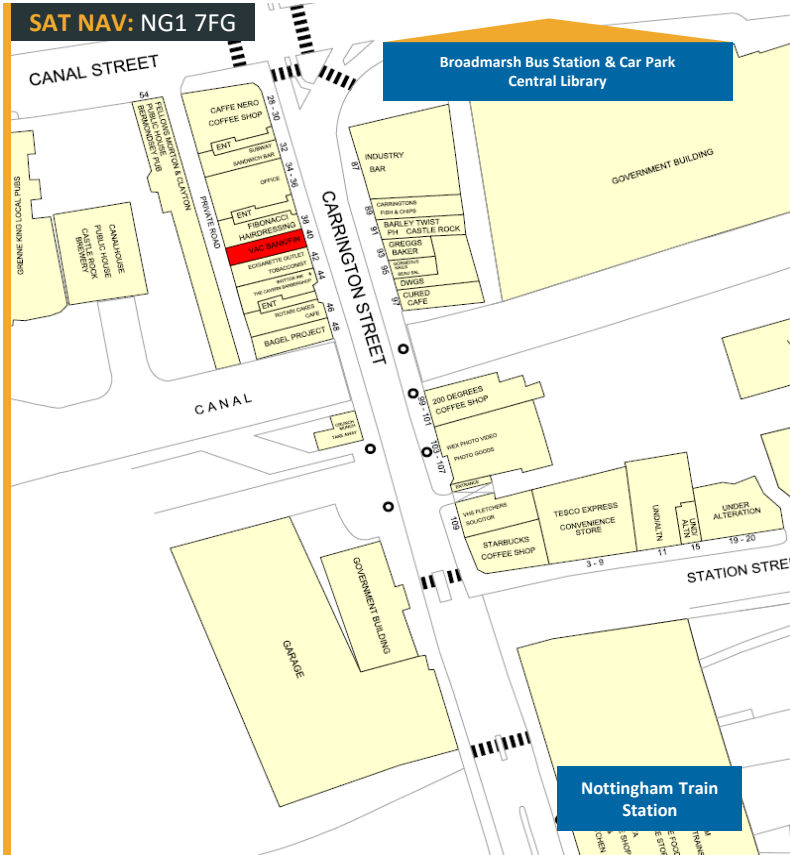
£24,500 per annum

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.

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): £14,750

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.

Service Charge

Service charge is payable towards communal maintenance of the building, the service charge is approximately £409 for the current year.

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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