

Fully fitted former barbers unit to let

47.56m²
(512ft²)

- Located close to Flying Horse Walk Shopping Arcade
- Close to Nottingham's prime retail pitch
- Nearby occupiers include 200 Degrees Coffee, Castle Fine Art, Berry's Jewellers, Pret and Gigi Bottega
- E Class consent
- Rent £18,500 per annum



TO LET



Location



Gallery



Contact

Location

The property is situated adjacent to the Flying Horse Walk arcade in the heart of Nottingham city centre on The Poultry, equidistant from The Old Market Square and its junction with Bridlesmith Gate, High Street and Clumber Street directly opposite The Exchange Arcade Boutique Shopping Centre. Nearby occupiers include 200 Degrees Coffee, Castle Fine Art, Berry's Jewellers, Pret and Gigi Bottega.

The Property

The property provides a ground floor barber shop fitted with barbers' furniture for 4 chairs. The basement provides storage and welfare facilities.

Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor Sales	47.56	512
Basement Stores	27.50	296
Total	75.06	808





Lease Terms

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

Rent

The property is available at a rent of:-

£18,500 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.

Business Rates

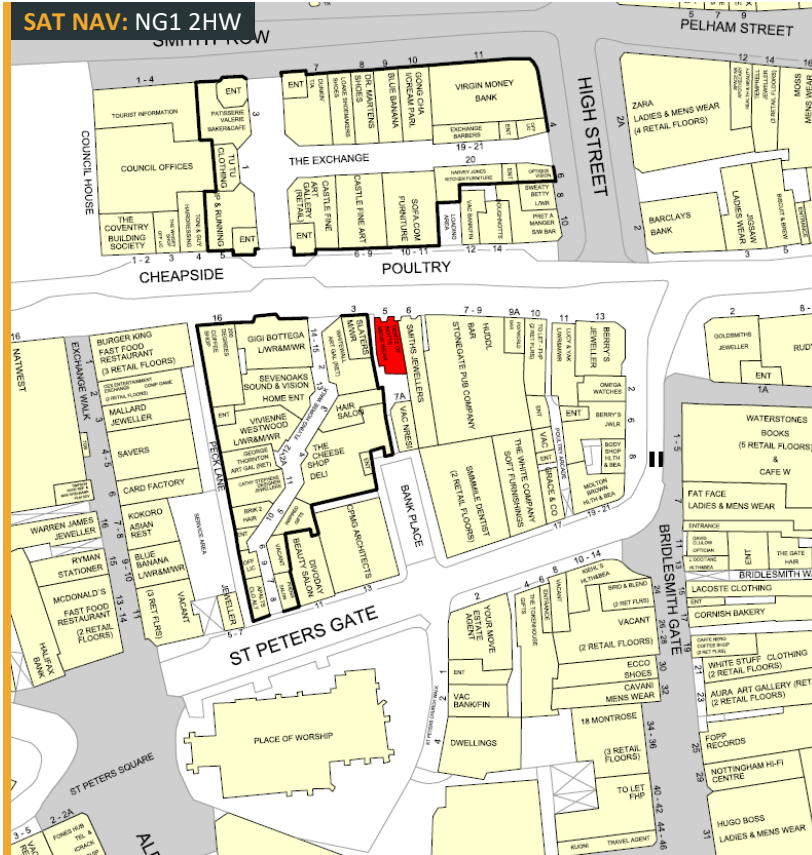
We understand from the Valuation Office Agency that the property is assessed as follows:-

Shop & Premises
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.

EPC

A copy of the EPC is available upon request.



Service Charge

There is a service charge applicable, further information is available on request.

VAT

VAT is applicable at the prevailing rate.

Legal Costs

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

Further Information

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

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30/01/2025

Please click here to read our "Property Misdescriptions Act". E&OE.