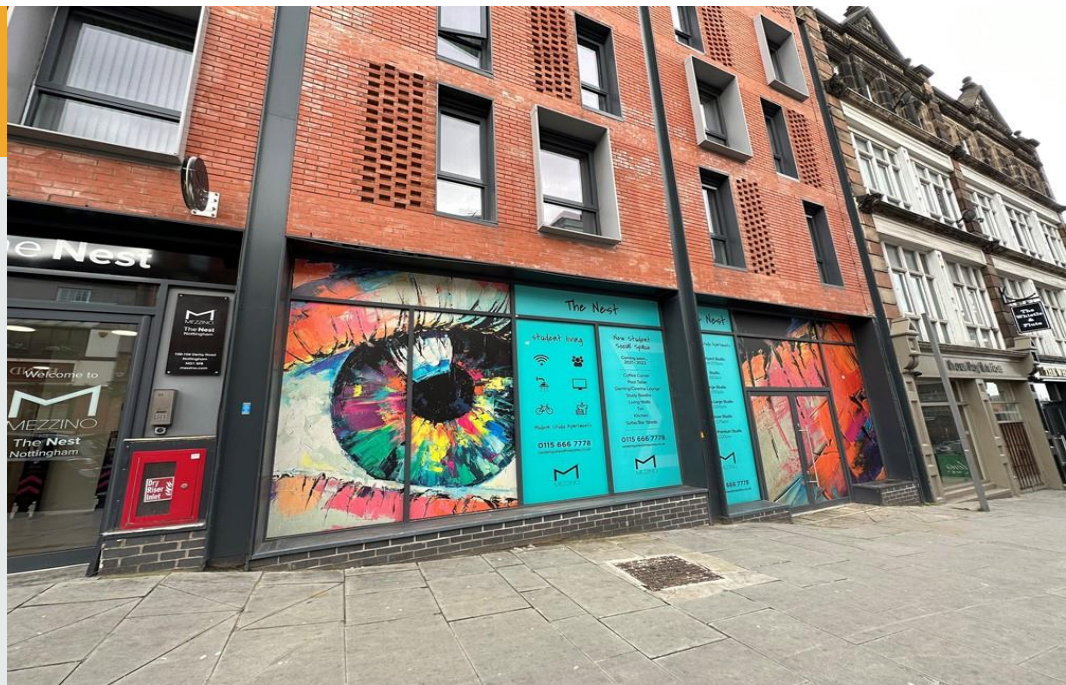


100-104 Derby Road | Nottingham | NG1 5FB

Prominent retail premises underneath student development

96m²
(1,029ft²)

- Forming the ground floor of the Nest Student Development comprising 59 student studios
- Prime position on main arterial road
- Open plan accommodation ready to occupy
- Double fronted glazed shop front
- Nearby operators include Universal Works, The Little Plant Guys, Tough Mary's Bakehouse, Brown Dog Interiors and The Whistle & Flute Pub amongst an eclectic host of others
- Quoting Rent £26,500 per annum



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

The property is situated in a prime position on the arterial A610 Derby Road within Nottingham city centre. Over the last few years it has become a hub of quality independent and regional operators which includes the likes of Universal Works, The Little Plant Guys, Tough Mary's Bakehouse, Brown Dog Interiors and The Whistle & Flute Pub amongst an eclectic host of others

The property is a short walk from Nottingham city centre and close to Nottingham Trent University.

Within the immediate vicinity are a number of residential and student developments, providing huge catchment potential. Directly above is The Nest comprising of 59 student studios, in total there is over 2,000 student beds in close proximity.



The Property

The property forms the ground floor of The Nest Student Development which was completed in 2020.

The commercial unit provides a prominent double fronted glazed shop front onto Derby Road. Internally the accommodation is in a shell specification with open plan space ready for an ingoing tenant's fit out.





Location



Gallery



Contact



Accommodation

The property provides the following approximate areas:-

Floor	M ²	ft ²
Ground Floor Sales	96	1,029

Lease Terms

The property is available on a new lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:-

£26,500 per annum exclusive

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.

EPC

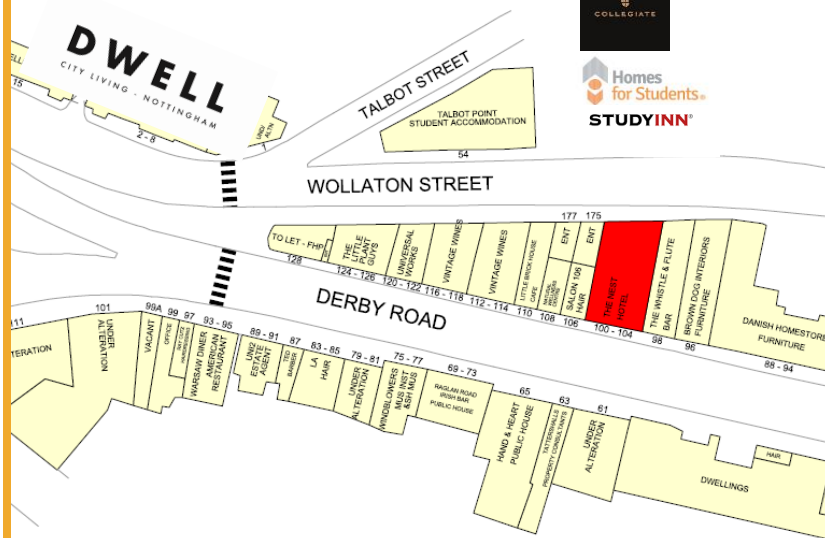
A copy of the EPC is available on request.

Plans

Available on request.

SAT NAV: NG1 5FB

Student buildings on Talbot Street



Business Rates

The property will require assessment on occupation of new tenants following the redevelopment of the building. All parties should make their own enquiries to Nottingham City Council to satisfy themselves.

VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party are to be responsible for 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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