



Unit 1, 15 Middle Pavement, Nottingham NG1 7DX

TO LET

PRIME CITY CENTRE RETAIL UNIT
(SUITABLE FOR ALTERNATIVE USES)

**1,480 Sq Ft
(137 Sq M)**

DESCRIPTION

Recently refurbished prime City Centre retail unit within prominent Grade II Listed building comprising ground floor sales and basement sales/ancillary accommodation. The unit was most recently used as a restaurant/cafe and would suit a variety of alternative uses (stp if required). Nearby occupiers include Marks & Spencer, Caffè Nero, All Bar One, Piccolino, Ted Baker, BOSS and Joules.

- ✓ Ground Floor Sales - 785 sq ft (72.9 sq m)
- ✓ Basement Sales / Ancillary - 695 sq ft (64.6 sq m)
- ✓ Situated adjacent to NET tram stop within City Centre
- ✓ Most recently used as a restaurant / cafe
- ✓ Recently refurbished throughout
- ✓ Details of service charge available upon request

LOCATION

Occupying a highly prominent position within the heart of Nottingham City Centre, the premises front Middle Pavement at its junction with Weekday Cross opposite the Broadmarsh Centre redevelopment. The NET Tram stops adjacent to the premises.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground	785	73
Basement	695	65
Total	1,480	137

VAT

VAT will be applicable to rent and service charge at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

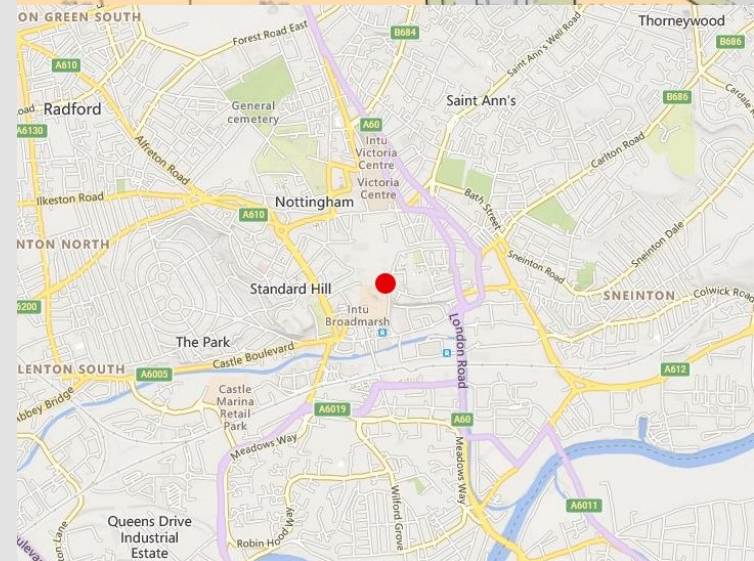
BUSINESS RATES

Rateable Value: £30,000

TERMS

Available to let upon a new effective full repairing and insuring lease for a term to be agreed. Guide Rent: £37,500 pax.

EPC D81.



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VIEWING & FURTHER INFORMATION

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