

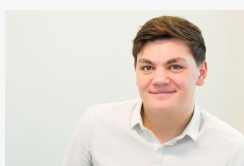


15 Carlton Square, Carlton, Nottinghamshire NG4 3BP

Shopping Parade Retail Premises

- ▶ **Flexible lease terms available**
- ▶ **Recently refurbished shopping parade**
- ▶ **Nearby occupiers including Tesco, Farmfoods and Papa Johns**
- ▶ **Suitable for various uses, subject to planning and landlord consent**

For enquiries and viewings please contact:



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Location

Carlton Square Shopping Centre is located within the wider suburb of Carlton, a busy and popular area of Nottingham and lies approximately 3 miles east of the City Centre. The shopping centre is located a short distance from Colwick Loop Road (A612), which provides access to the A60.

Description

The shopping centre has recently undergone a full refurbishment and public realm improvements. These works include new paving, spot lighting and planters and benches within the main walkway of the centre. Carlton Square is the primary shopping facility for the local community which is also served by a large Tesco Supermarket directly adjacent to the scheme.

Carlton Square provides a strong mix of local and multiple national occupiers including Papa John's and Farmfoods as well as a cafe, laundrette and bar. Farmfoods underwent a full refurbishment and extension of the store in March 2024 to over 14,000 sqft. The centre is also home to DBH House a residential building containing a total of 45 apartments, providing a mix of 1, 2 and 3 bed flats.

The unit benefits from a suspended ceiling with inset LED lighting as well as a large glazed frontage and electrically operated roller shutter door to the front with stores and staff toilet facilities to the rear.

Rear loading is available via a manual roller shutter door from the service yard and there is significant parking provisions surrounding the shopping centre with a total of 73 car parking spaces available for free for up to two hours.

Accommodation

	Sq M	Sq Ft
Sales	60.2	648
Total	60.2	648

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand the property benefits from water and electrics connections, including Three Phase.

Planning

We understand the property benefits from planning consent for the following uses:

Class E (Commercial, Business and Services use).

Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries (subject to Landlord consent).

Tenure

The premises are available by way of a new lease for a term of years to be agreed.

Business Rates

Rateable Value: £7,600

Rates Payable: £2,903.20 (based on the small retail, hospitality and leisure multiplier of 38.2p, effective until April 2027).

Some retailers may be eligible for 100% discount on the business rates. Interested parties should make their own enquiries of the VOA website or the local planning authority.

(Source: VOA)

Rent

£10,000 per annum exclusive

Service Charge

A service charge is levied for the upkeep of the common areas.

VAT

All figures quoted are exclusive of VAT. The shopping centre is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

The premises have an EPC assessment of C-72

Viewings

All viewings to be by appointment via sole agents Innes England.

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