



**ROB ALSTON**  
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**PROMINENT  
CITY CENTRE  
FREEHOLD SHOP  
FOR SALE**

## NOTTINGHAM

15 MARKET STREET, NG1 6HY.

### LOCATION

The property is situated in a prominent central location on Market Street close to a number of established local and multiple occupiers including Debenhams, Oxfam, Belvoir Letting Agents, Revolucion de Cuba etc

### DESCRIPTION

The property comprises a ground floor retail unit with storage/staff facilities at basement, first, second and third floor levels.

The property is Grade II listed.

### TENURE

The property is available on a freehold basis with full vacant possession.

### ACCOMMODATION

Ground Floor	20ft 0in	6.1 m
Internal Width		
Shop Depth	42ft 0 in	12.8 m
Sales Area	853 sq ft	79.25 sq m
Basement Storage	665 sq ft	61.78 sq m
First Floor Storage/Staff	742 sq ft	68.93 sq m
Second Floor	570 sq ft	52.95 sq m
Third Floor	504 sq ft	46.82 sq m

### PRICE

£325,000

### VAT

The property is not VAT registered.

### RATES

Rateable Value (2017)	£24,500
Interested parties are advised to make their own enquiries regarding rates payable for 2019	

### VIEWING

Strictly by appointment with either of the joint selling agents: **ROBERT ALSTON** (07768 650 446) or **OLIVER MARSHALL** – FHP (07887 787 885)

### EPC

A copy of the Energy Performance Certificate is available on request.

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