

## Prime city centre retail premises

### Ground Floor Sales

63.57m<sup>2</sup> (684ft<sup>2</sup>)

- White boxed & ready to occupy
- Near to the prime pitch of Clumber Street and close to Bridlesmith Gate
- Adjacent to the Old Market Square and The Exchange Arcade
- Nearby occupiers include Zara, Pret, 200 Degrees Coffee, Goldsmiths and Berrys
- Basement Sales 48.05m<sup>2</sup> (517ft<sup>2</sup>)
- £45,000 per annum exclusive



**TO LET**



Location



Gallery



Video



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## Location

The property is situated in the heart of Nottingham city centre on The Poultry, close to its junction with Bridlesmith Gate, High Street and Clumber Street directly opposite The Exchange Arcade Boutique Shopping Centre. Nearby occupiers include Goldsmiths, Berrys, Pret, 200 Degrees Coffee and Zara. Flying Horse Walk Arcade is also located a short distance away.

## The Property

The property has been white boxed and is presented in excellent condition. It comprises a self contained retail unit providing ground and basement floor sales. There is a WC and staff accommodation to the basement floor.

## Accommodation

The property provides the following approximate areas:-

Floor		
Basement Height	2.29m	7'5"
Ground Floor Height	3.6m	11'18"
Ground Floor Sales	63.57m <sup>2</sup>	684ft <sup>2</sup>
Basement Sales	48.05m <sup>2</sup>	517ft <sup>2</sup>
<b>Total</b>	<b>111.62m<sup>2</sup></b>	<b>1,201ft<sup>2</sup></b>





## Lease Terms

The property is available 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 quoting rent of:-

**£45,000 per annum**

## Planning

It is understood the property falls within **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

Following reconfiguration of the property, the rates will require reassessment on occupation.

The latest Government retail relief gives **qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2023 to 31/03/2024** (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.

## Service Charge

The estimated service charge for the current year is **£3,048.40**.



## EPC

The property has an EPC rating of C - 60. A copy is available on request.

## VAT

VAT is applicable at the prevailing rate.

## Legal Costs

Each party are to bear 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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19/05/2022

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