
Unit 2 Robin Hood Chase | The Wells Road
St Ann's | Nottingham | NG3 3GG

Prominent retail unit in densely populated residential area
(Subject to Vacant Possession)

87.5m² (940ft²)



- Opposite St Ann's Valley Medical Centre & Library
- Adjacent to One Stop Convenience Store and Barnardos
- 21 free shared parking spaces
- Busy location
- Rent £12,500 per annum
- Full business rates relief for qualifying small businesses



To Let



Location

St Ann’s is a residential suburb situated at the edge of Nottingham city centre to the east, with Thorneywood to the north east and Sneinton to the south.

The population for St Ann’s is approximately 15,000.

The unit adjoins the One Stop Convenience Store and Barnardos, it forms part of a mixed use development comprising apartments to the rear and on the upper floors.

Opposite the development is the St Ann’s Valley Medical Centre which contains the library and provides primary and community health care services, GP Practices, a pharmacy and Nottingham City Homes services, all under one roof.

Accommodation

The development comprises 3 retail units of which Unit 1 is let to Tesco trading as One Stop Convenience Store and Unit 3 is let to Barnardos charity shop.

Unit 2 is available to let and provides accommodation of:-

Description	m ²	ft ²
Ground Floor Sales	87.5	940

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

The Property

The property is currently fitted out as a Subway. Depending on the incoming tenants, an agreed handover specification can be agreed.



Lease

The property is available for a term of years to be agreed subject to fifth yearly upwards only rent reviews.

Rent

The property is available at a quoting rent of:-

£12,500 per annum

Planning

The property has planning consent for:-

A1 (retail)

but may be suitable for alternative uses such as A3 or A5 (subject to planning).

Further information can be obtained from Nottingham City Council's Planning Department.

Business Rates

We are verbally advised by Nottingham City Council's Business Rates Department that the property is assessed as follows:-

Rateable Value: £11,000

The current UBR is 49.1p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

Service Charge

There is a service charge applicable, capped at 5% of the annual rent.

EPC

A copy of the EPC is available upon request.

VAT & Legal Costs

VAT is applicable at the prevailing rate. Each party is to be responsible for their own legal costs incurred.



For further information or to arrange to view please contact:

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