

Retail/Leisure units within the new Broadmarsh Car Park

On the instructions of



Nottingham
City Council

From 100.24m² to 580.82m²
(1,079 to 6,252ft²)

- Brand new modern retail units
- Part of the new landmark Broadmarsh Car Park
- Fronting onto pedestrianised Carrington Street
- Full glazed frontages and regular configuration
- Rents from £28,500 pax



TO LET



Location



Gallery



Contact



Location

The new Broadmarsh Car Park is a landmark city centre development comprising **1,200 parking spaces**, **Bus Station** servicing the main bus routes and National Express terminals, the **Central Library** and **796m² (8,568ft²) of retail space**.

The units front Carrington Street which will be fully pedestrianised and therefore have scope external seating to the front (by way of a pavement licence). Carrington Street is the main thoroughfare from Nottingham Train Station through to the city centre providing strong levels of footfall throughout the day.

The Broadmarsh car park is just one of several exciting new southside developments which includes the new **260,000ft² regional HQ for HMRC** which will accommodate approx. 4,000 workers.

Also close by is the new **Nottingham College City Hub** which is a new campus providing space for 2,000 students. The public realm around the new car park is being completely redeveloped to provide full pedestrianisation to Carrington Street and Canal Street leading up to Lister Gate.





Internal No.3, 5, 7 & 9



Internal No.11

The Property

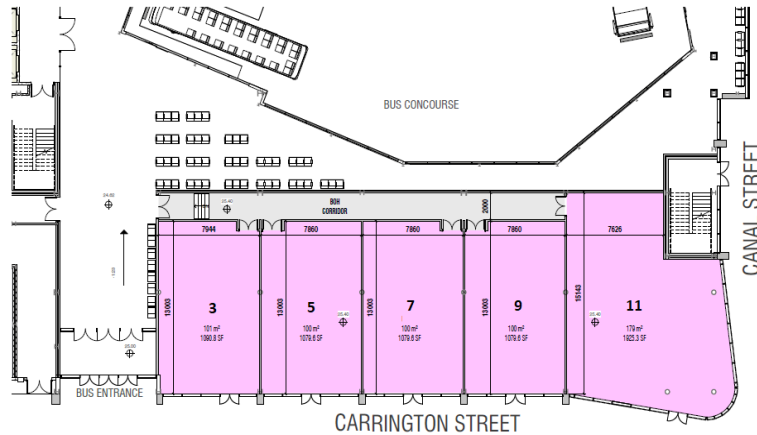
The property benefits from an impressive full height glazed shop frontage onto the newly pedestrianised Carrington Street.

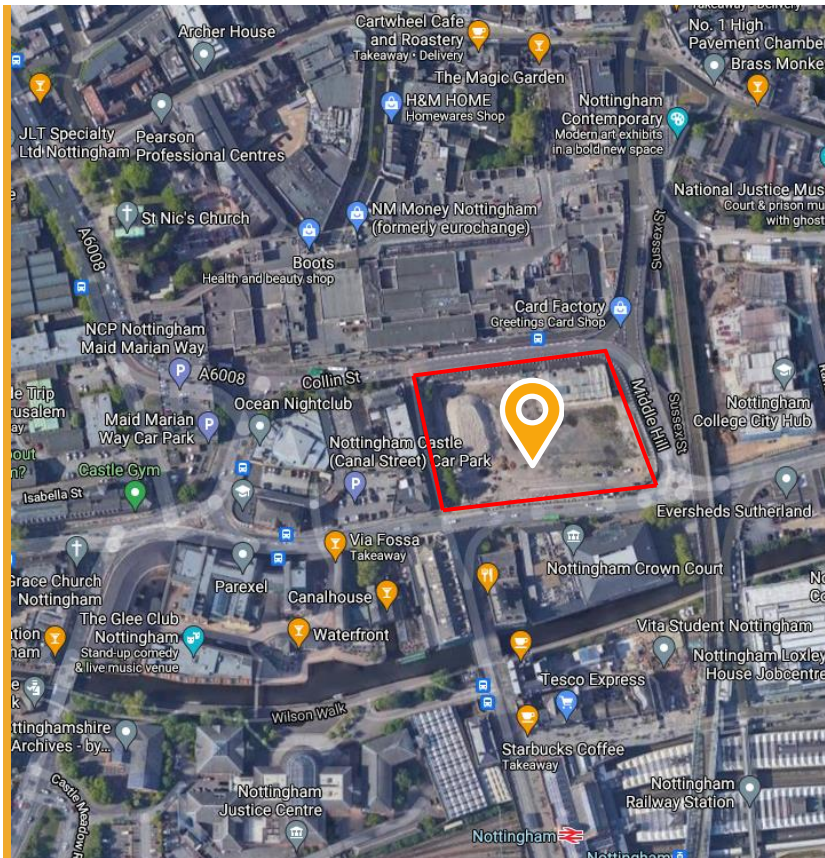
The units will be provided in a shell specification ready for an ingoing tenant's fit out with capped electricity and water services (please note the building does not have gas).

Accommodation & Rents

Unit	m ²	ft ²	Rent (PA)
No.3	101.26	1,090	£28,500
No.5	100.24	1,079	£28,500
No.7	100.24	1,079	£28,500
No.9	100.24	1,079	£28,500
No.11	178.84	1,925	£45,000

The units could be combined to accommodate larger requirements.





Lease Terms

The premises are available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Planning

It is understood the property falls within **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche.

Service Charge

A service charge will be applicable towards communal maintenance of the building, the service charge is estimated to be £2 per sq ft.

Business Rates

The properties are newly constructed therefore business rates assessments have not yet been carried out and will require assessment upon occupation. All parties are advised to make their own enquiries.

The current UBR is 49.9p. Under the latest Government relief qualifying retail and hospitality businesses impacted by Covid-19 will receive a discount of 66% until 31/3/22. This information is for guidance only and all parties should satisfy themselves with the local billing authority.

