

7 Clumber Street | Nottingham | NG1 3ED

Prime Nottingham Grab & Go, F&B or Retail Opportunity

(Subject to Vacant Possession)

Ground floor: 63.00m² (678ft²)

First floor: 140.44m² (1,511ft²)

- Prime position on Clumber Street
- Ground floor retail with first floor seating
- Part Fitted
- Nearby operators include Tag Heuer, Tortilla, Holland & Barrett, Superdrug, Well Gosh, Footasylum and JD Sports
- Quoting rent £120,000 pax



TO LET



Location



Gallery



Contact



Location

The property occupies a 100% prime position on Clumber Street in Nottingham City Centre.

Clumber Street is Nottingham's busiest street which links High Street and Long Row with the Victoria Shopping Centre, it is home to national aspirational brands including; JD Sports, Holland & Barrett, Well Gosh, Levis, Foot Asylum and Tag Heuer.

Other F&B operators on Clumber Street include; Tortilla, McDonalds and Jollibee.

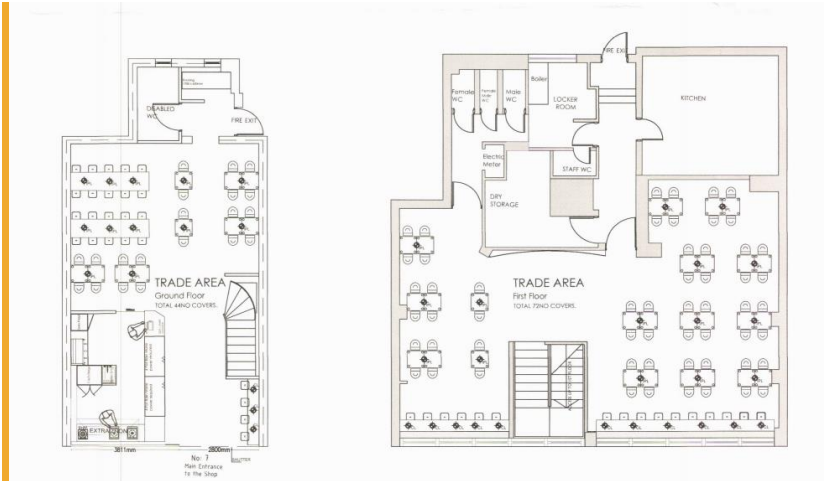
The adjacent unit (9 Clumber Street/Stella) is currently under offer to a national retailer.

The Property

7 Clumber Street comprises accommodation over ground, first and basement floors. It is currently part fitted providing kitchen (with extraction)/seating area to the ground floor. Customer stairs lead to a first floor seating area with additional back of house kitchen and customer toilets. It benefits from a prominent glazed shop front and roller shutter in position.

The property would suit grab & go food businesses or operators that can trade across 2 floors, alternatively it would be suitable for retail use.





Indicative floor plan/layout option



Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	63.00	678
First Floor Sales	99.50	1,071
First Floor Stores	40.94	440
Basement Stores	8.83	95
Total	212.27	2,284

(This information is given for guidance purposes only).

Lease Terms

The property is available to let 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:-

£120,000 per annum



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Planning

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

Business Rates

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

Rateable Value (2017): £101,000

The rates payable are based on the current UBR rate which is 51.2p. Under the latest Government relief qualifying retail, leisure and hospitality businesses will receive a discount of 50% on the rates payable until 31/03/2023, up to a cash limit of £110,000 per business. This information is for guidance only and all parties should satisfy themselves with the local billing authority.

Service Charge

A service charge is applicable and is approximately £5,000 for the current year.

VAT

VAT is applicable at the prevailing rate.



EPC

A copy of the EPC is available upon request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Oliver Marshall

07887 787 885

oliver@fhp.co.uk

Jack Shakespeare

07817 924 949

jack@fhp.co.uk

Ellis Cullen

07450 972 111

ellis.cullen@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

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