

Exciting retail/leisure opportunity in landmark Nottingham building

Ground Floor Sales
84.62m² (910ft²)

Plus Basement Stores
90.95m² (978.99ft²)

- Stunning landmark Nottingham building
- Close to Nottingham Station and Broadmarsh Bus Station
- Nearby operators include 200 Degrees Coffee, Caffe Nero, Subway as well as a host of eclectic regional and independent operators
- Quoting rent £23,500 per annum



TO LET



Location



Gallery



Contact



Location

City Buildings is a landmark Nottingham building situated adjacent to Nottingham Station. Carrington Street provides the main connection between Nottingham city centre and the southside of Nottingham. The location benefits from strong footfall throughout the day.

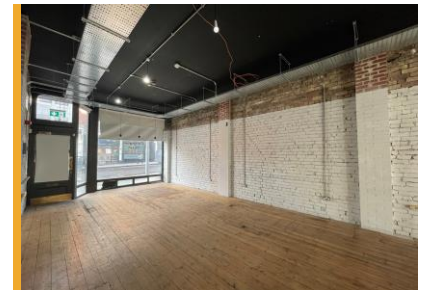
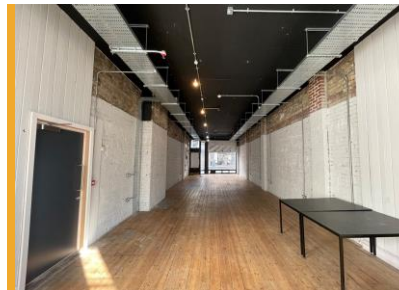
The location is within the Southside regeneration and part of numerous developments which are under construction including the new 260,000ft² HQ for Inland Revenue, the new Broadmarsh Car Park which will provide 1,400 car parking spaces and the location of the central library, and the new Nottingham College City Hub. The surrounding area including Collin Street and part of Carrington Street is also undergoing pedestrianisation which will dramatically change and improve the environment and vitality of the area.



The Property

City Buildings is a four storey Victorian property which dominates the street scene from Nottingham Station leading to the city centre.

City Buildings has undergone a full refurbishment internally and externally and now provides ground floor shops with 31,000ft² of Grade A office accommodation to the upper floors.





Accommodation

Internally the property provides open plan space with lots of character including exposed brickwork and prominent newly fitted heritage shop front.

The property provides the following approximate areas:

| Floor | m ² | ft ² |
|--------------------|----------------|-----------------|
| Ground Floor Sales | 84.62 | 910 |
| Basement Stores | 90.95 | 978.99 |
| Total | 175.57 | 1,888.99 |

The landlord is in the process of incorporating the basement by adding an internal staircase at the back of the ground floor.

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:-

£23,500 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

Currently the property is rated as ground floor only with a Rateable Value of:-

Rateable Value (2017): £13,750

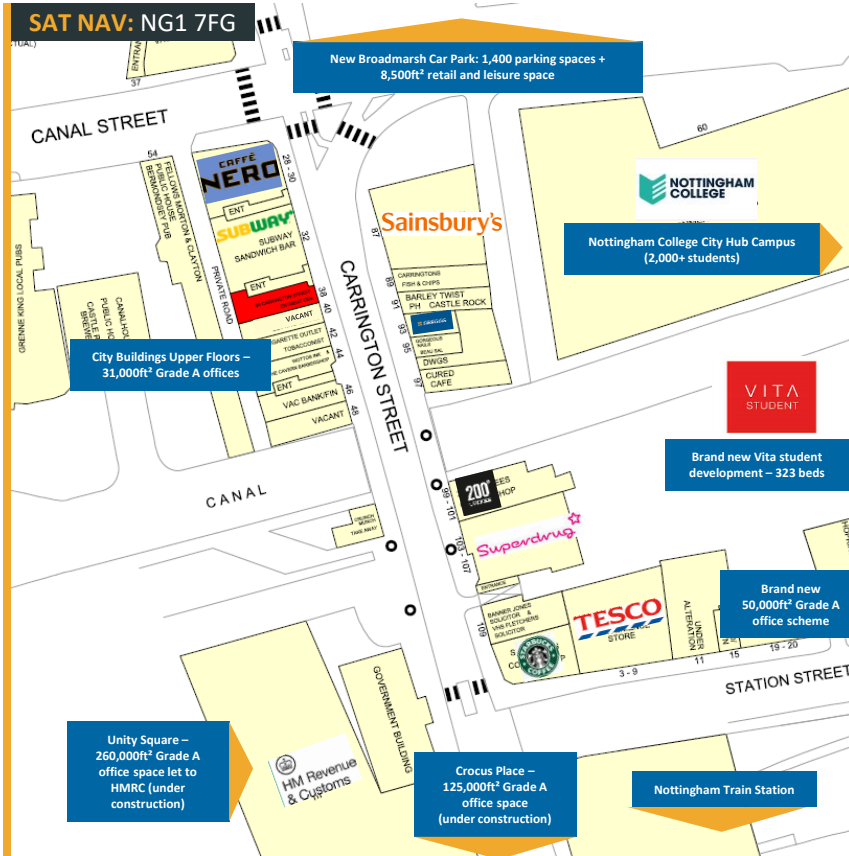
Our understanding is that as the basement is to be incorporated into the property, the Rateable Value will require reassessment upon occupation.

EPC

A copy of the EPC is available on request.

Service Charge

A budget service charge is available from the agents 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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