

106 Carrington Street | Nottingham | NG1 7FF

Prime retail unit in busy city centre location

288m²
(3,100ft²)

- Close to Nottingham Train Station and Broadmarsh Bus Station
- High levels of footfall
- Nearby operators include 200 Degrees Coffee, Starbucks, Tesco, Subway and a host of eclectic regional and independent operators
- Quoting Rent £60,000 pax



TO LET



Location



Gallery



Contact



Location

The property is located on Carrington Street which 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

The property, formally occupied by Superdrug and now temporarily occupied by Bowmer & Kirkland Construction is a ground floor retail unit fronting Carrington Street adjacent to the Nottingham Train station and transport hub.

EPC

A copy of the EPC is available on request.





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Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor	288	3,100

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:-

£60,000 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.

VAT

VAT is applicable at the prevailing rate.



Business Rates

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

Rateable Value (2017): £46,250

The rates payable are based on the current UBR rate which is 49.9p. 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.

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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