

Broadmarsh Car Park | 11 Carrington Street | Nottingham | NG1 7EQ

## Brand New Retail/Leisure unit in the Broadmarsh Car Park

On the instructions of



Nottingham  
City Council

100.24m<sup>2</sup> - 580.82m<sup>2</sup>  
(1,079 - 6,252ft<sup>2</sup>)

- Prime corner position
- Part of the new landmark Broadmarsh Car Park & bus station
- Exciting new retail/leisure destination
- New 30,000ft<sup>2</sup> Central Library above – opening soon
- Fronting onto pedestrianised Carrington Street, external seating potential
- Rent from £28,500 pax



**TO LET**



Location



Gallery



Contact



## Location

The new Broadmarsh Car Park and Bus Station is a landmark city centre development completed in 2021 comprising **1,300 parking spaces**, **Bus Station** servicing the main bus routes with Trent Barton and National Express terminals, the **new 30,000ft<sup>2</sup> Central Library** and **796m<sup>2</sup> (8,568ft<sup>2</sup>) of retail space**.

The units front Carrington Street has been **fully pedestrianised** creating scope for external seating (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 close by over the last few years; including the new **260,000ft<sup>2</sup> regional HQ for HMRC** accommodating c. 4,000 workers, and several residential and student developments including the **Vita Students** block on Station Street housing 323 student beds.

Also close by is the new **Nottingham College City Hub** which is a new college campus for 2,000+ students.

Just 100 yards away is the planned **Green Heart** park space being developed by the Council planned for opening in 2024.





Internal No.3, 5, 7 & 9



Internal No.11

## The Property

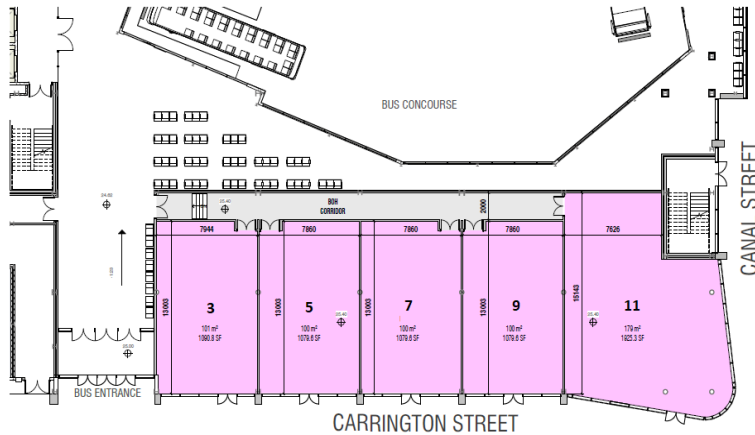
The property benefits from an impressive full height glazed shop frontage onto the pedestrianised Carrington Street.

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 <sup>2</sup>	ft <sup>2</sup>	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

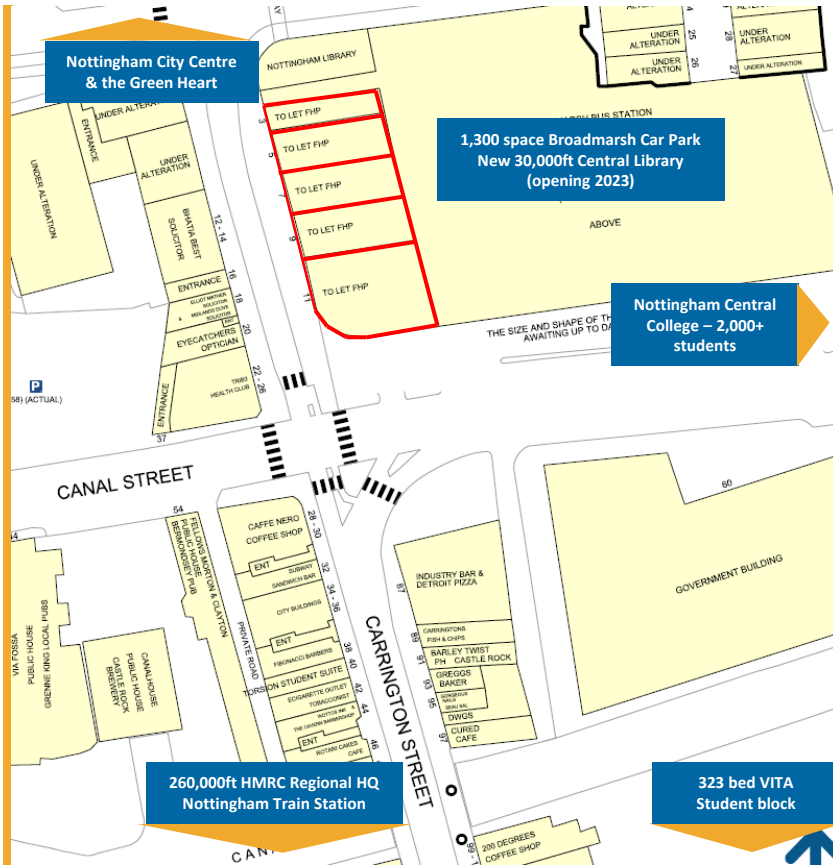
A service charge will be applicable towards communal maintenance of the building, the service charge is estimated to be £2 per sq ft.

## 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 latest Government retail relief gives **qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2023 to 31/03/2024** (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.





## EPC

A copy of the EPC is available on request.

## VAT

VAT is applicable at the prevailing rate.

## 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:-

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27/07/2023

Please click [here](#) to read our "Property Misdescriptions Act". E&OE.