21-23 Clumber Street | Nottingham | NG1 3ED

100% Prime Nottingham Retail Premises (Subject to Vacant Possession)

Ground Floor Sales 95.05m² (1,023ft²) Plus Upper Floors

- 100% prime position on Clumber Street
- Nottingham's premier pedestrianised retailing location
- Open plan ground floor sales area with upper floor ancillary
- Nearby operators include JD Sports, Footasylum, Superdrug, Footlocker and Tag Heuer
- New lease £98,500 pa





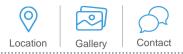








Shop To Let: 267.09m² (2,875ft²)



Location

The property occupies a 100% prime location at the centre of Clumber Street which is recognised as Nottingham's busiest retailing location and a busy thoroughfare to the Victoria Shopping Centre.

Clumber Street is home to a host of quality national multiple tenants including JD Sports, Footasylum, Size, Superdrug, Holland and Barrett and Footlocker to name a few.

Clumber Street forms a direct north-south linking the Victoria Shopping Centre, the Market Square, the southern gateway to the city, the Broadmarsh development site and Nottingham Train and Bus Stations.

Accommodation

The property provides the following approximate areas:-

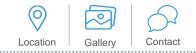
Floor	m²	ft²
Ground floor Sales	95.05	1,023
First Floor Ancillary	88.63	954
Second Floor Ancillary	48.55	522
Basement	34.93	376
Total	267.09	2,875

















New Lease

Subject to vacant possession the property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rent of:-

£98,500 per annum exclusive

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 understand from the Valuation Office Agency that the property is assessed as follows:-

Shop & Premises Rateable Value (2023): £99,500

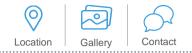
The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local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

EPC

The property has an EPC rating of C.



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VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs.

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 Ellis Cullen 07450 972 111 ellis.cullen@fhp.co.uk



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22/08/2023

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