

Unit B3C Chapel Quarter | Maid Marian Way | Nottingham | NG1 6HQ

## Prominent city centre studio fronting Maid Marian Way suitable for a variety of uses

518.02m<sup>2</sup>  
(5,576ft<sup>2</sup>)

- Frontage to Maid Marian Way with 50,000+ vehicles movements per day
- Part fitted former gym with changing facilities and treatment rooms
- Suitable for alternative uses – retail, leisure, office
- City centre location surrounded by offices
- Rent £40,000 pax



TO LET



Location



Gallery



Contact





Location



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## Location

The property occupies a prominent location fronting Maid Marian Way which is part of the busy city centre inner ring road system. A good opportunity for a city centre position with roadside exposure.

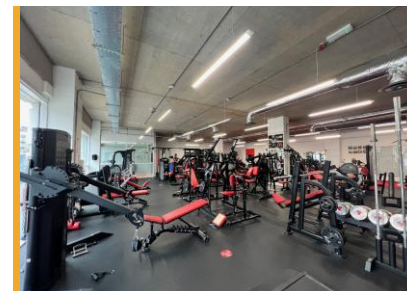
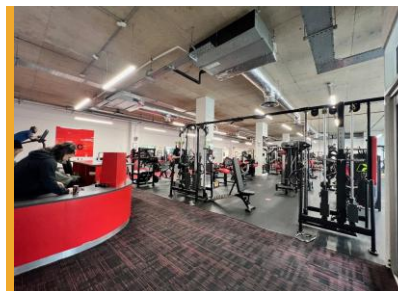
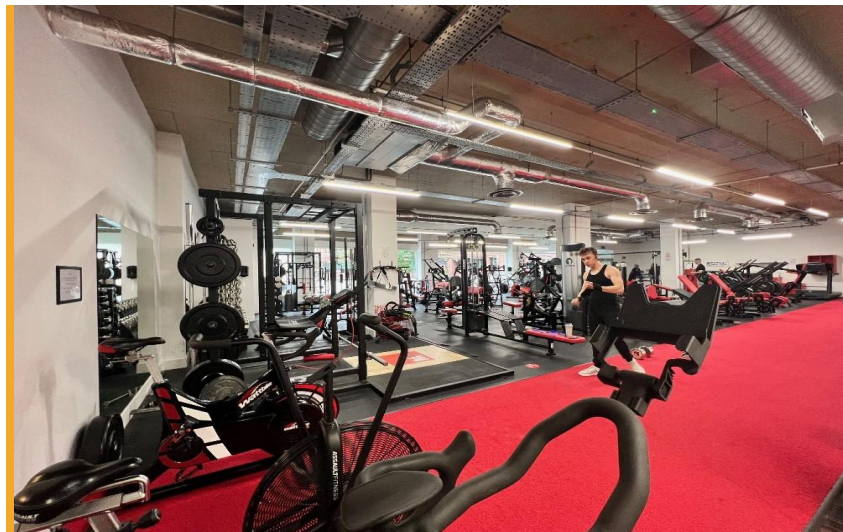
The unit is located close to a plethora of office and student accommodation as well as private residential accommodation and is situated within the Chapel Quarter building alongside occupiers including Premier Inn, Bar & Block Steakhouse, Mans Restaurant, Sushi Mania and Las Iguanas. It is a short walk from the Nottingham Playhouse, East West office building and the Nottingham Market Square.

## The Property

The property comprises a former part fitted gym with showers, toilets and smaller treatment rooms but it is open plan flexible accommodation that would suit alternative uses such as showroom, studio, leisure or office.

## EPC

A copy of the EPC is available on request.





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## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	518.02	5,576

## 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:-

**£40,000 per annum exclusive**

## 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.

## Service Charge

There is a service charge payable. Further details available from the agents.





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## Business Rates

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

Rateable Value (RV): £49,000

UBR Multiplier: 49.9p

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (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.

## 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:-



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

**fhp.co.uk**

12/10/2023