

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

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

518.02m²
(5,576ft²)

- 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

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.

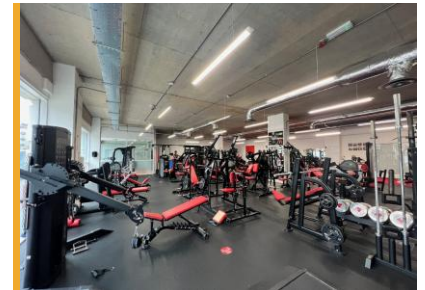
The unit is located close to a plethora of office and student accommodation as well as private residential accommodation and is situated within the Chapel Quarter building alongside occupiers including Premier Inn, Bar & Block Steakhouse, Mans Restaurant, Sushi Mania and Las Iguanas. It is a short walk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





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
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.



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:-



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

Tom Wragg
07970 168 138
tom@fhp.co.uk



Phil Morris
07779 666 210
pvm@ejhales.co.uk

Fisher Hargreaves Proctor Ltd.
10 Oxford Street, Nottingham, NG1 5BG

fhp.co.uk

Please click here to read our "Property Misdescriptions Act". E&OE. 12/10/2023