

17a/19 Clumber Street | Nottingham | NG1 3ED

Prime Nottingham Retail Opportunity (Subject to Vacant Possession)

Ground Floor Sales
88.91m² (957ft²)

- Prime position on Nottingham's premier retailing street
- High footfall location
- Ground floor sales area: 88.91m² (957ft²)
- First floor stores: 56.11m² (604ft²)
- Second floor: 80.36m² (865ft²)
- Nearby operators including JD Sports, Foot Asylum, Size, Superdrug and Holland & Barrett



TO LET



Location



Gallery



Contact



Location

The property occupies a 100% prime location at the centre of Clumber Street.

Clumber Street is well known as Nottingham's premier shopping street home to a host of quality tenants including JD Sports, Foot Asylum, Size, Superdrug and Holland & Barrett to name a few.

Clumber Street forms a direct north-south link between Victoria Centre and the southern gateway to the city, the Broadmarsh development site and Nottingham Train Station and Bus Station.

Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground floor Sales	88.91	957
Ground Floor Store	3.34	36
First Floor Store	56.11	604
Second Floor Store	47.66	513
Rear Second Floor Store	32.70	352





Lease Terms

Subject to vacant possession, the property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:-

£90,000 per annum

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

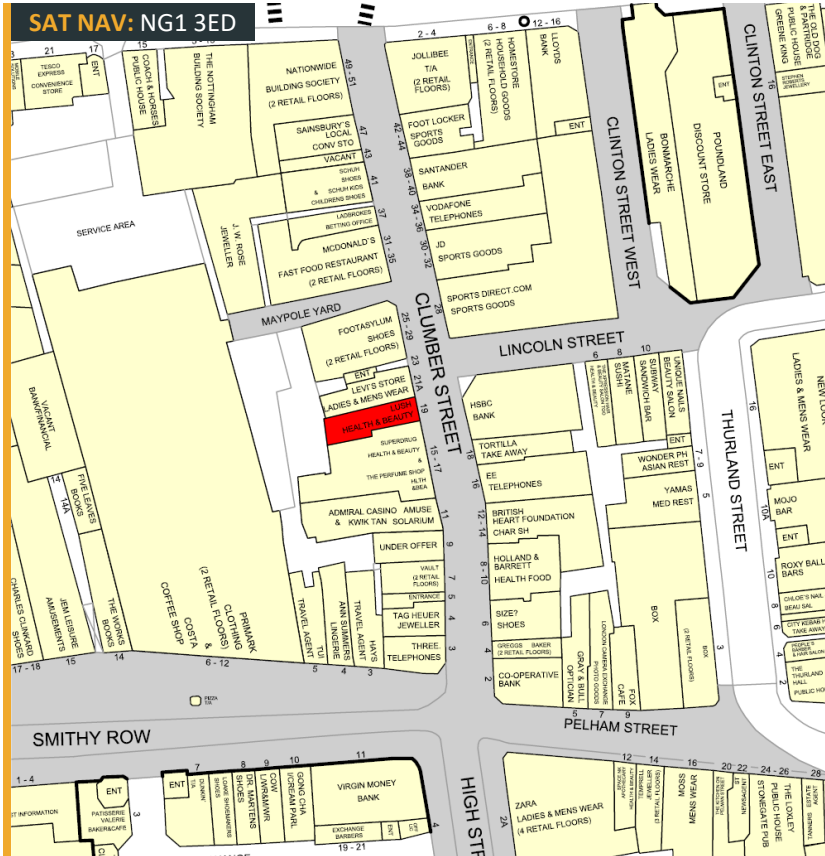
Rateable Value (2023): £88,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 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.

VAT

VAT is applicable at the prevailing rate.





EPC

A copy of the EPC is available upon request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

Viewing

Strictly through sole agent FHP.

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

Jack Shakespeare

07817 924 949

jack@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

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