

## Prominent retail unit fronting inner city ring road

101.40m<sup>2</sup>  
(1,091ft<sup>2</sup>)

- Visible position on Maid Marian Way (daily traffic flow circa 16,500)
- Central city centre location close to prime retail, leisure, hotels and residential
- Busy thoroughfare from Nottingham Castle to Old Market Square
- Operators in the vicinity include Travelodge, Kaspas, Bierkeller, Kitty Café, The Ned Ludd and Southbank
- Quoting Rent £15,000 per annum exclusive



**TO LET**



Location



Gallery



Contact

## Location

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

The premises are located in the city centre between the Nottingham Old Market Square and the Nottingham Castle with nearby retailers including Travelodge Hotel, Kaspas Desserts, Kitty Café, Tesco Express and Viet 80.

Situated on the opposite side of Maid Marian Way within a short walking distance is New Town House and Newlands House which are student accommodation developments comprising of 126 and 224 student studios respectively, along with multiple other student developments close by.



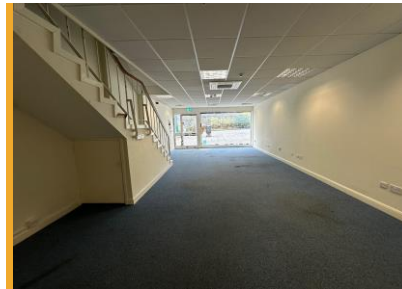
## The Property

The property comprises a ground floor retail lock up unit with WC facilities to the rear. The unit has a modern fully glazed shop front and is located directly outside a busy bus stop.

The property benefits from rear loading and a 3 phase electricity supply.

## EPC

A copy of the EPC is available on request.





## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	61.70	664
First Floor	39.70	427
<b>Total</b>	<b>101.40</b>	<b>1,091</b>

## Lease Terms

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is available at a quoting rent of:-

**£15,000 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

A service charge is payable towards maintenance of the building based on an apportioned area.



## Business Rates

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

Shop & Premises  
Rateable Value (2023): £14,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (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 are to bear their own legal costs incurred.

## 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.