

Highly visible and prominent retail unit on Nottingham's inner ring road

Ground floor sales
99.31m² (1,069ft²)

- Excellent roadside frontage onto Nottingham's inner ring road
- Ground-floor retail unit within the Waterways 354 bed student development
- Highly visible from Lower Parliament Street with a daily traffic flow of 69,000
- Close proximity to Motorpoint Arena, Sneinton Market and Hockley Village
- Use Class E
- Quoting rent - £17,500 per annum exclusive



TO LET



Location



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Location



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Location

The subject property is part of a recently completed 354 student bed accommodation development. Situated on the periphery of Nottingham City Centre and close to the vibrant Sneinton Market, the development has excellent visibility and good roadside frontage close to the junction of Lower Parliament Street and Gedling Street.

Lower Parliament Street, a key arterial road and Nottingham's inner ring road sees over 69,000 vehicles passing daily, offering an unparalleled exposure of the property. This high traffic area makes the site an ideal choice for businesses seeking high visible premises and to tap into Nottingham's dynamic urban landscape.

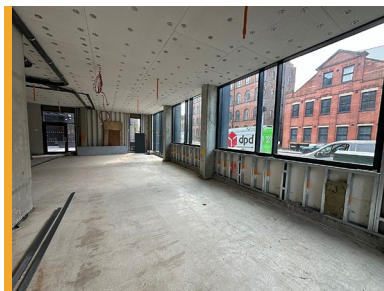
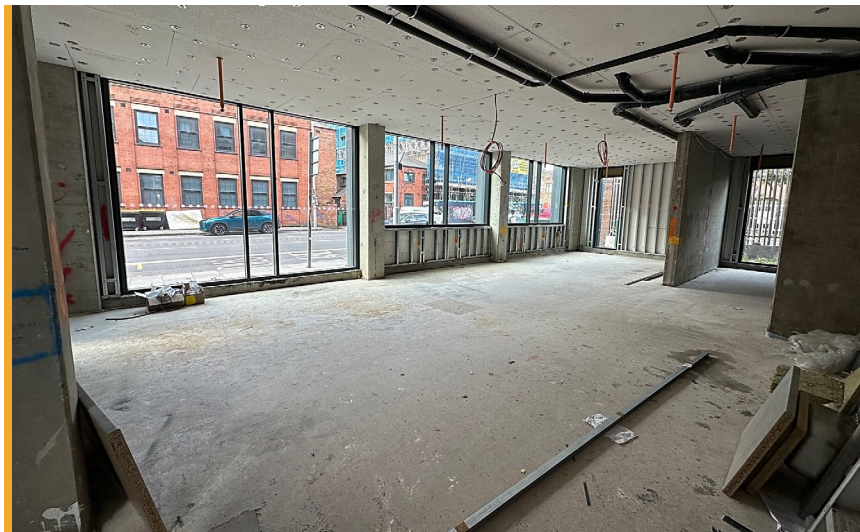
The property's strategic location is enhanced by its proximity to key attractants such as the Motorpoint Arena, the National Ice Centre, Sneinton Market and Hockley Village all within a short walking distance.

The Property

The premises itself features a ground floor retail unit with extensive glass frontage on Lower Parliament Street. Currently in a shell condition, the space provides flexibility for customisation.

EPC

B 30 - a copy of the Energy Performance Certificate is available upon request.





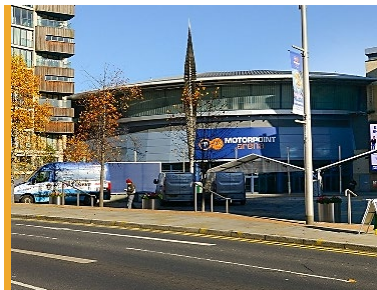
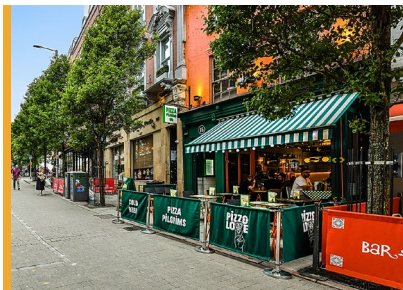
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Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground floor sales	99.31	1,069

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 rent of:-

£17,500 per annum
(Seventeen thousand five hundred pounds)

Planning

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 and gym.

This information is for guidance only and all parties should check themselves with the local planning authority.

VAT

VAT is applicable at the prevailing rate.



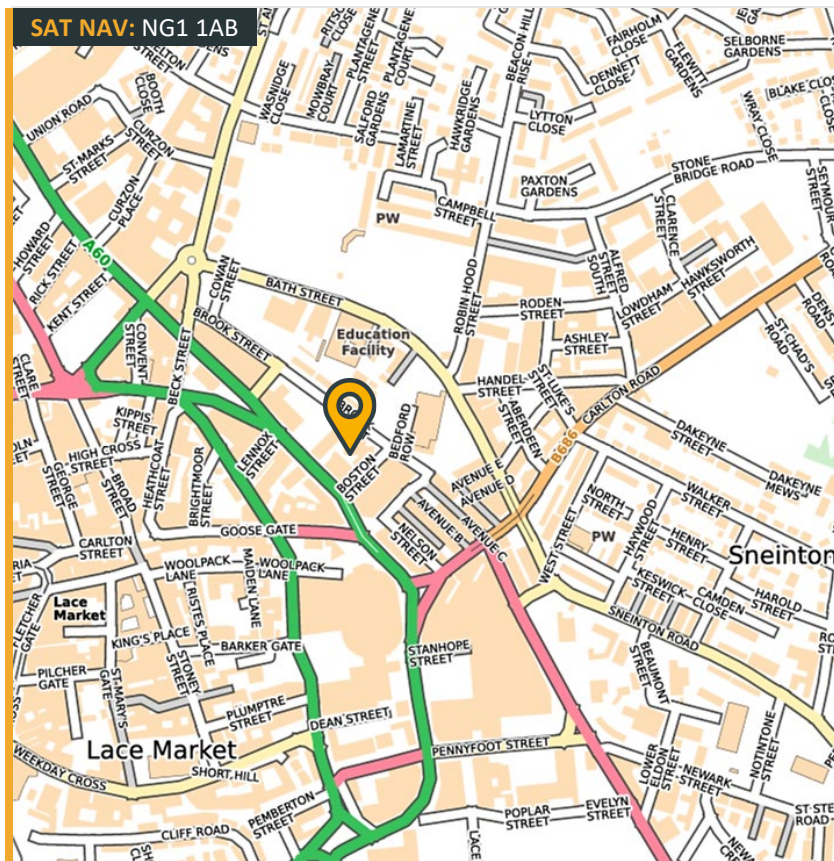
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Business Rates

To be assessed upon occupation.

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.

Legal Costs

Each party will 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.