

396 Carlton Hill | Carlton | Nottingham | NG4 1JA

Prominent retail premises on Carlton Hill

117.18m²
(1,261ft²)

- Well presented ground floor only retail premises
- Situated in the popular Carlton Hill retail pitch
- Suitable for a plethora of uses subject to planning
- Nearby retailers include Domino's Pizza, Woo Properties and Carlton Hill Pharmacy
- Quoting rent - £20,000 per annum



TO LET



Location



Gallery



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Location



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Location

The subject property is located in north Nottingham's suburb of Carlton, a busy and popular suburb laying approximately 3 miles east of Nottingham City Centre.

Situated on Carlton Hill, the main retailing pitch for the suburb, the property benefits from prominent frontage onto the main arterial route of the B686 with a plethora of national and regional occupiers in the vicinity to include Domino's Pizza and Betfred combined with a good tenant mix of local independent operators including All Woods Automotive, Book Law Publications and Woo Properties.

The Property

The subject property is a prominent ground floor retail unit with extensive glazed frontage onto Carlton Hill.

Internally the property has been well maintained and comprises of a main retail sales area with partitioned walls to separate the rear ancillary storage areas and staff welfare facilities. The unit is fitted with carpet flooring with walls finished to paint and plaster and a suspended ceiling with a combination of recessed spot lighting and fluorescent strip tube lighting.

We understand to the rear there are 3 demised car parking spaces to the premises.

EPC

The property has an EPC rating of 46 falling within Band B.





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Accommodation

Floor	m ²	ft ²
Ground floor sales	69.39	747
Ancillary storage	47.79	514
Total	117.18	1,261

This information is for guidance only.

Lease Terms

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

Rent

The premises are available at a quoting rent of:

£20,000 per annum

VAT

VAT is applicable at the prevailing rate.

Planning

It is understood the ground floor commercial 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. This information is for guidance only and all parties should check themselves with the local planning authority.



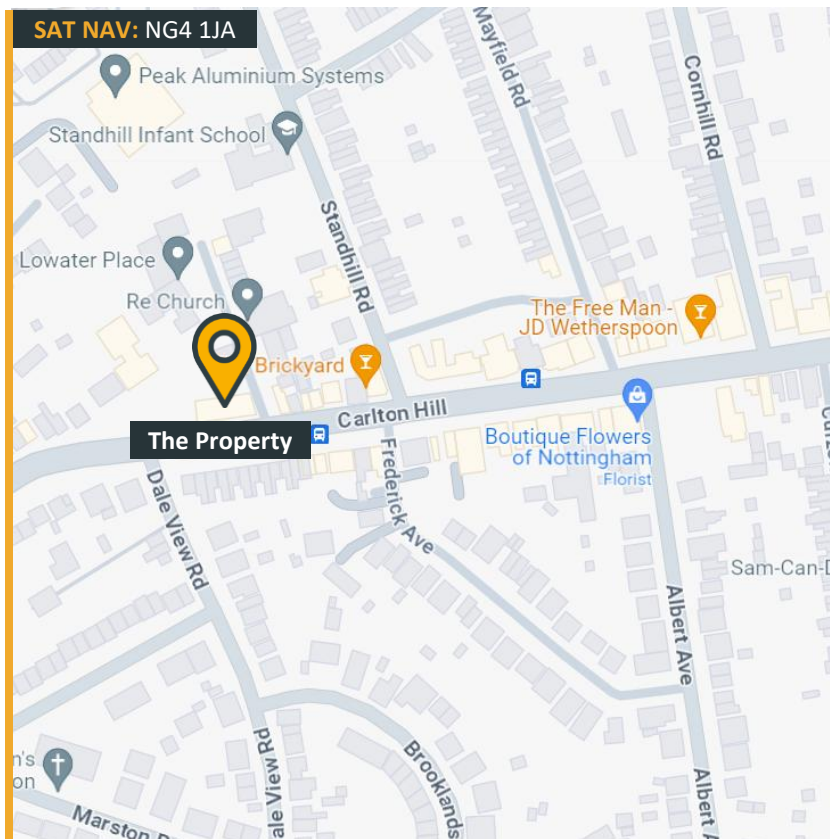
Location



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Business Rates

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

Rateable Value (RV): £23,250

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.

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.