

## Prominent retail unit in Nottingham City Centre

299m<sup>2</sup>  
(3,219ft<sup>2</sup>)

- Situated on busy thoroughfare adjacent to all major bus stops
- In close proximity to The Cornerhouse, Theatre Royal and Victoria Centre
- Versatile accommodation suitable for a variety of uses (subject to planning)
- Nearby occupiers include **Gusto**, **Cash Shop**, **Levins Fine Jewellery** and **Wendy's**
- Quoting rent - £45,000 per annum



**TO LET**



Location



Gallery



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## Location

The property is located in the heart of Nottingham City Centre, in close proximity to The Cornerhouse, Theatre Royal, Victoria Shopping Centre and The Market Square.

The subject premises occupies a prominent position on the busy Upper Parliament Street, home to a number of the city's bus stops for strong passing traffic flow as well a consistent day and night footfall.

Occupiers in the immediate vicinity include Gusto, William H Brown and Levins Fine Jewellery alongside being a stones throw away from The Cornerhouse, home to operators including Nandos, Wing Stop and Roxy Ballroom.

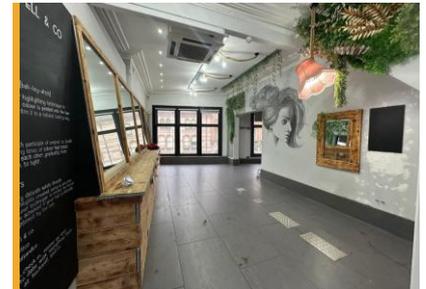
## The Property

The property is a substantial three storey unit with prominent frontage. The ground floor provides open plan accommodation which leads up to well presented and versatile first and second floor accommodation. The upper floors provide a combination of large open plan areas coupled with smaller rooms suitable for a variety of uses (subject to planning).

All floors benefit from substantial glazing and lots of natural daylight.

## EPC

The EPC rating is available from the agent.





## Accommodation

The property provides the following approximate areas:

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	36.70	395
Basement	35.10	378
First Floor	112.00	1,206
Second Floor	115.20	1,240
<b>Total</b>	<b>299.00</b>	<b>3,219</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 at a rent of:

**£45,000 per annum**

## 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 communal maintenance of the building, the current annual contribution is approximately £9,105.43.

