

Broadmarsh Car Park | 11 Carrington Street | Nottingham | NG1 7EQ

Brand New Retail/Leisure unit in the Broadmarsh Car Park

On the instructions of



Nottingham
City Council

178.84 – 381.36m²
(1,925 – 4,105ft²)

- Brand new unit
- Part of the new landmark Broadmarsh Car Park & Bus Station
- Exciting new retail/leisure destination
- Nottingham City Library located above
- Adjacent occupier Coffee No. 1
- Fronting onto pedestrianised Carrington Street, external seating potential
- Rent from £28,500 pax



TO LET



Location



Gallery



Contact





Location



Gallery



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Location

The Broadmarsh Car Park and Bus Station is a landmark city centre development in the south of Nottingham, comprising **1,300 parking spaces**, **Bus Station** servicing the main bus routes both locally and nationally. The **Nottingham City Library** opened a new **30,000ft²** located above the retail parade.

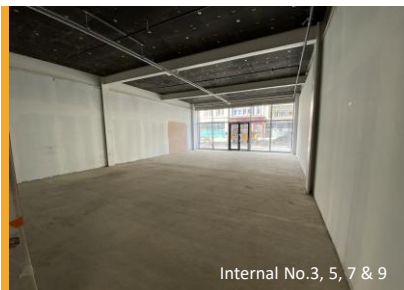
The units front Carrington Street has been **fully pedestrianised** creating scope for external seating (by way of a pavement licence). Carrington Street is the main thoroughfare from Nottingham Train Station through to the city centre providing strong levels of footfall throughout the day.

The Broadmarsh car park is just one of several exciting new southside developments close by over the last few years; including the **260,000ft² regional HQ for HMRC** accommodating c. 4,000 workers, and several residential and student developments including the **Vita Students** block on Station Street housing 323 student beds.

Also close by is the **Nottingham College City Hub** which is a new college campus for 2,000+ students.

Approximately 50 yards from the property is the new **Green Heart Gardens** providing a green oasis within the heart of Nottingham City Centre.





Internal No.3, 5, 7 & 9



Internal No.11

The Property

The property benefits from an impressive full height glazed shop frontage onto the pedestrianised Carrington Street.

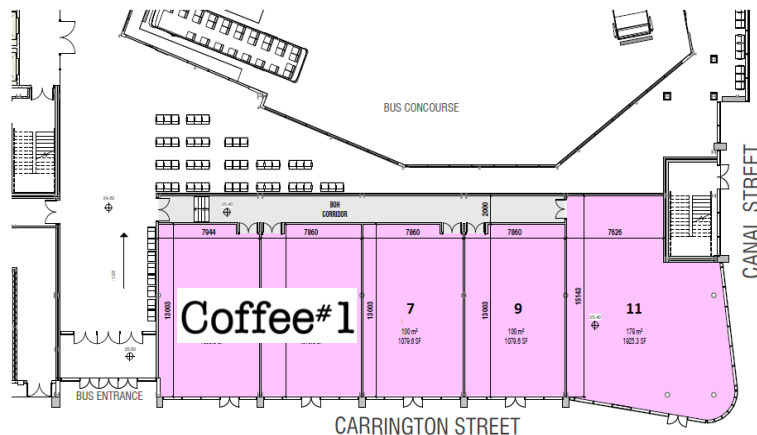
The units will be provided in a shell specification ready for an incoming tenant's fit out with capped electricity and water services (please note the building does not have gas).

Sprinklers have been installed.

Accommodation & Rents

Unit	m ²	ft ²	Rent (PA)
No.3 & 5	Let to Coffee No. 1		
No.7	100.24	1,079	£28,500
No.9	100.24	1,079	£28,500
No.11	178.84	1,925	£45,000

The units could be combined to accommodate larger requirements.





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Lease Terms

The premises are available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Planning

It is understood the property falls within **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche.

Service Charge

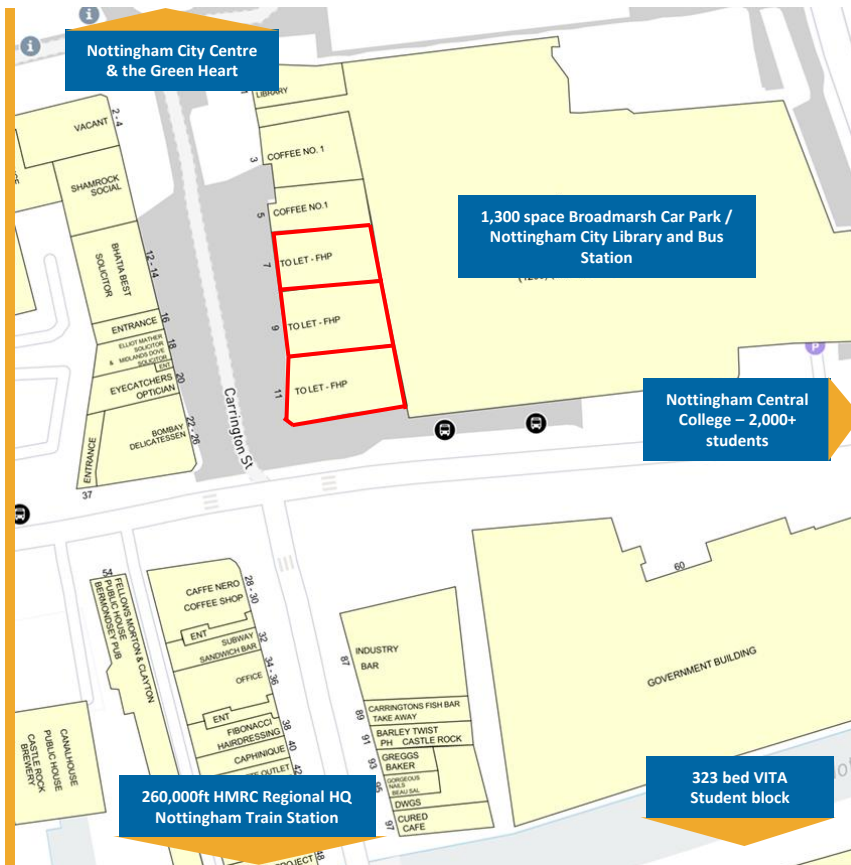
A service charge will be applicable towards communal maintenance of the building, the service charge is estimated to be £2 per sq ft.

Business Rates

The properties are newly constructed therefore business rates assessments have not yet been carried out and will require assessment upon occupation. All parties are advised to make their own enquiries.

The latest Government retail relief gives **qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2023 to 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.





EPC

A copy of the EPC is available on request.

VAT

VAT is applicable at the prevailing rate.

Legal Costs

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

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.