



Unit 2, Sneinton Market, Nottingham, Nottingham NG2 4QY

Ground Floor Retail To Let

Available size - 433 sq ft

Rent - £12,000 per annum +vat

- Ground floor retail unit in the recently rejuvenated Sneinton Market area close to the Motorpoint arena
- Self contained unit To Let - available immediately
- Shell fit out condition - tenant to install welfare facilities as required
- Planning use class E - NO EXTRACTION POSSIBLE
- Incentives available subject to status
- Great on street visibility

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Summary

Size - 433 sq ft

Rent - £12,000 per annum + VAT

Business Rates - To be assessed

Service charge - Applicable

VAT - Applicable

Legal Fees - The tenant will contribute £350 + VAT towards the landlords administrative costs. This must be paid before the lease is produced

EPC Rating - To be assessed

Description

Unit 2 is a ground floor retail unit with a curved retail frontage which is high visible being on the corner of Bath St and a part of Sneinton Market.

The ground floor unit measures a total of 433 sq ft and would be perfect for a boutique store or office location. The surrounding area accommodates a range of largely independent retail, restaurants, office and other professionals.

Location

This Retail unit is located in the recently rejuvenated Sneinton Market area, close to the City Centre of Nottingham. Nottingham is well positioned within the Midlands, with an estimated population of circa 280,000, the city can be accessed from 3 exits from the M1 (J24 in the South Via the newly built dual carriageway A453, J25 via the A52 at Derby, and J26 Via the A610 to the North).

Accommodation

The unit is self contained with services provided and measures a total on 433 sq ft. The unit offers a curved window frontage giving light and high profile elevation. These units have been taken to a Shell fit out condition and will have a Wc installed. The tenant will be responsible for the shop fit out.

It is not possible to instal extraction unit for cooking due to the glazed elevation and residential apartments above.

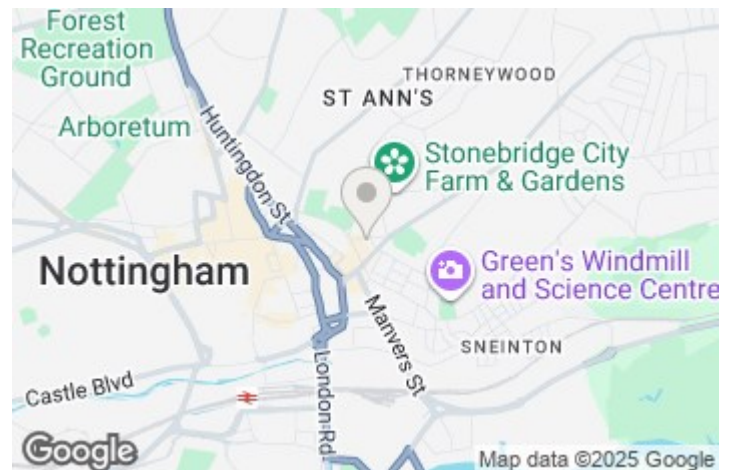
Services

We are advised that main services with the exception of gas are connected to the property. These services have not been inspected or tested by the agent.

Terms

Offered for let on a new fully repairing and insuring lease with terms to be agreed but typically a 5 year lease to include a 3 year review - The rent will be £12,000 per annum.

A deposit equal to 3 months rent will be required along with a contribution to the Buildings Insurance plus a service charge (estimated at circa £1,500 + VAT for the first year) arranged by the Landlord. Rent is paid quarterly in advance.



Viewing and Further Information

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