



Unit 2, Avenue D, Sneinton Nottingham, Nottinghamshire, NG1 1DX

Retail unit To Let in popular
Sneinton Market location

Available size: Circa 1,200 sq ft

Rent: £20,000 +vat

- Ground floor retail unit in the recently rejuvenated Sneinton Market area close to the Motorpoint arena
- Self contained unit Office/ Retail/ Studio use
- Welfare facilities provided
- All uses considered STS
- Minimum 5 year lease term available
- Available immediately

Summary

Size - Circa 1,200 sq ft
Rent - £20,000 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 premises with an open planned rectangular layout, with street frontage to passing pedestrian and vehicular traffic.

The unit measures a total of circa 1,200 sq ft and would be perfect for a retail, office or studio operation. 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 of circa 1,200 sq ft. The unit offers an open planned rectangular layout with twin sided window frontage giving light and high visibility. The unit may be taken to a Shell fit out condition and has a single WC installed. The tenant will be responsible for the shop fit out.

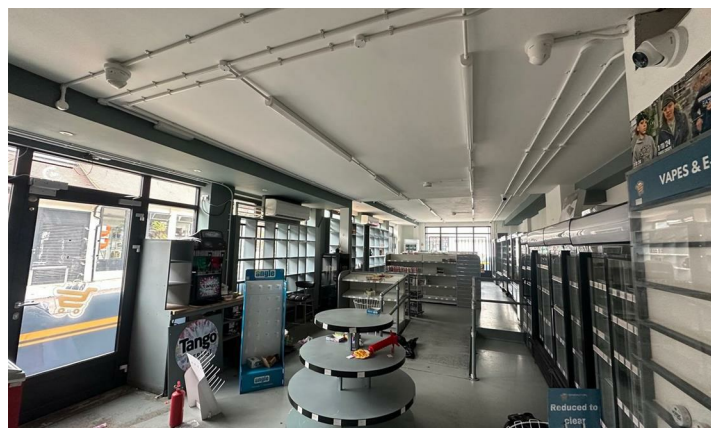
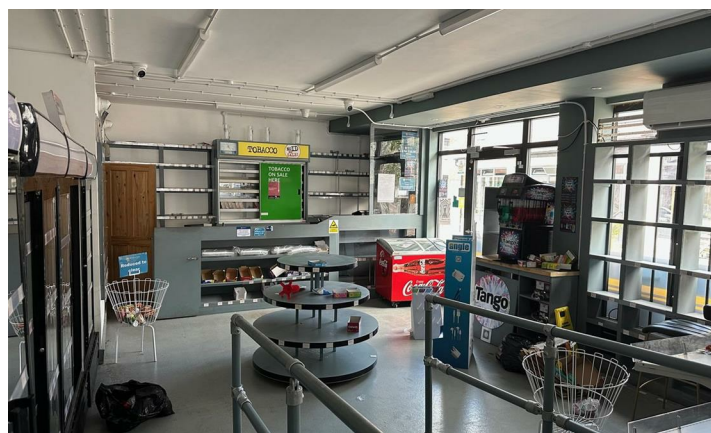
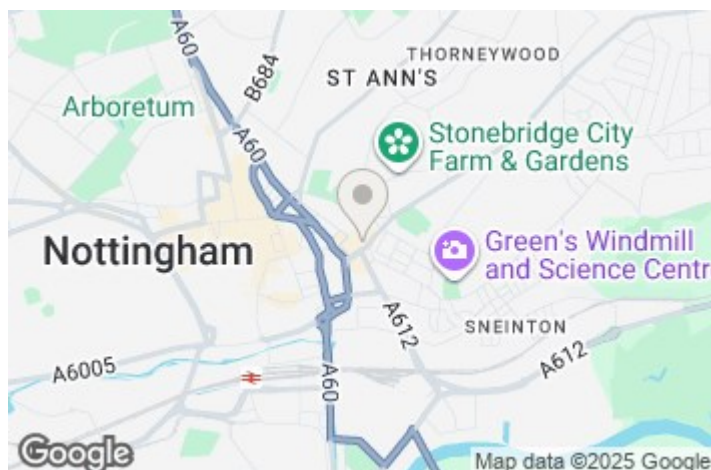
Terms

Offered for let on a new fully repairing and insuring lease with a 5 year minimum lease term and to include a 3 year review - The rent will be £20,000 per annum +VAT.

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.

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.



Viewing and Further Information

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