

Nottingham

16 Clumber Street, NG1 3GA

PRIME SHOP AVAILABLE – SUBJECT TO VACANT POSSESSION



LOCATION

Nottingham is a major city within the East Midlands with a population of over 300,000. The city benefits from two large universities and serves major employers such as Boots and EON. The city is located close to the M1, with good rail links.

The subject property is located centrally on Clumber Street which is one of Nottingham's prime retail locations. The High Street is occupied by key national's retailers such as **Superdrug**, **JD Sports**, **McDonalds**, **Schuh**, and **O2**.

The unit is double fronted and centrally located with nearby adjacencies of **Knoops**, **Size?** and **Holland & Barrett**.

ACCOMMODATION

The property provides a practical rectangular shaped sales configuration with the following approximate areas;

Ground Floor:	1,965 sq ft	182.6 sq m
First Floor:	1,559 sq ft	144.8 sq m
Second Floor:	1,324 sq ft	123 sq m
Third Floor:	397 sq ft	36.8 sq m

The First Floor has c1,100sqft capacity to be used as Sales (staircase in situ, currently partitioned off)

LEASE TERM

A new effectively full repairing and insuring lease for a term to be agreed.

RENTAL

On application.

SERVICE CHARGE

Not applicable.

RATING

The property is assessed for rates as follows:

Rateable Value 2024:	£161,000
UBR 2024/25:	54.6p
Estimated Rates Payable:	£87,906

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the VOA.

EPC

The property is rated C. Copy available on request.

LEGAL COSTS

Each party shall be responsible for their own legal costs incurred in this transaction.

VIEWING AND FURTHER INFORMATION

All viewings should be made strictly via appointment.

Charlie Spilsbury

07894 984580

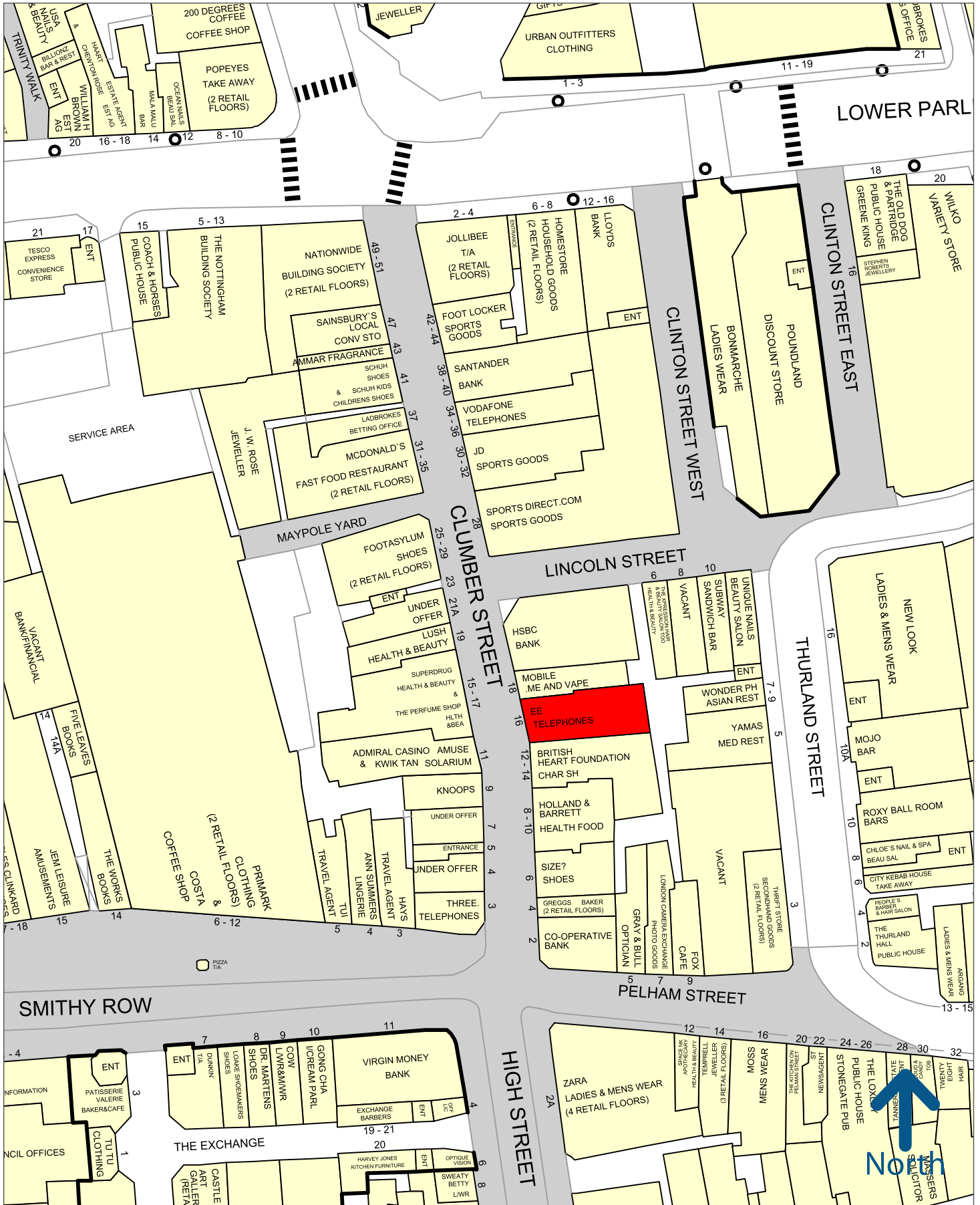
charliespilsbury@fmx.co.uk

Hugo Mackichan

07534 438411

hugomackichan@fmx.co.uk

Date: December 2024



50 metres

Experian Goad Plan Created: 06/12/2024
Created By: FMX