

# TO LET – City Centre Retail Units



81 Carrington Street, Nottingham, NG1 7FE  
Suitable for a range of uses subject to planning



Unit 1 – GIA 2,475 sq.ft (230m<sup>2</sup>) Prominent front and return fully glazed frontages  
Unit 2 – GIA 1,280 sq.ft (119m<sup>2</sup>)

# TO LET – Town Centre Retail Units

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## LOCATION

The opportunity is located within Nottingham, the commercial hub of the East Midlands. The city is well served by excellent public transport links, with national rail links to London St Pancras, and an extensive tram (NET) network. The wider area has seen a substantial redevelopment, with the landmark Broadmarsh Car Park, new Nottingham College City Hub, 260,000 sqft HMRC building and 319 bed Vita Student Scheme, all located nearby.

The property is also situated in close proximity to the former Broadmarsh Shopping centre which will be transformed into a mixed use scheme which will include a green space the size of Market Square, 750 new homes as well as business and office space to provide over 3,000 jobs. The property occupies a prominent corner position on Carrington Street and Canal Street, with Carrington Street linking to Lister Gate and Albert Street, to provide the main thoroughfare from Nottingham Train Station through to market square. This will soon be fully pedestrianised as the council undertake works to substantially improve the public realm. The surrounding area boasts a strong mix of national retailers which include Café Nero, Subway, 200 Degrees Coffee and Greggs.

## DESCRIPTION

The property formerly comprised a single convenience store and is to be divided to create two ground floor retail units.

## EPC

An EPC has been commissioned and will be available in due course

## ACCOMMODATION (NIA)

UNIT	Sq M	Sq Ft	AVAILABLE
One	230	2,475	Immediately
Two	119	1,280	Immediately
<b>Total</b>	<b>349</b>	<b>3,755</b>	

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

## RENT

Unit 1 - £42,500 per annum exclusive  
Unit 2 - £22,000 per annum exclusive

## PLANNING

From online enquires it is our understanding that the property benefits from planning permission for its current use under Use Class E (commercial service and business) under the Town and County Planning (Use Classes) Order 1987 and its subsequent amends.

Interested parties should make their own enquiries to Nottingham City Council.

## LEGAL COSTS

Each party is to bear their own legal costs incurred.

## VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

## BUSINESS RATES

Property Description: Shop & Premises

The rateable value is: £52,500 for the whole ground floor demise

Rates Payable: £26,880 (based on the standard business rates multiplier of 51.2p effective until March 2023) for the whole ground floor demise

All retail and leisure users will be entitled to 50% rates relief for rates payable up until April 2023.

Interested parties should make their own enquiries on the VOA website or Nottingham City Council.

## VIEWINGS

Viewings are by appointment only



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