



Unit 2, 15 Middle Pavement, Nottingham NG1 7DX

TO LET

**PRIME CITY CENTRE RETAIL UNIT
(SUITABLE FOR ALTERNATIVE USES)**

**1,073 Sq Ft
(100 Sq M)**

DESCRIPTION

Prime City Centre retail unit within prominent Grade II Listed building comprising ground floor sales and basement sales/ancillary accommodation. The unit was most recently used as a restaurant/cafe and would suit a variety of alternative uses (stp if required). Nearby occupiers include Marks & Spencer, Caffe Nero, All Bar One, Piccolino, Ted Baker, BOSS and Joules.

- ✓ Ground Floor Sales - 813 sq ft (75.5 sq m)
- ✓ Basement Sales / Ancillary - 260 sq ft (24.2 sq m)
- ✓ Situated adjacent to NET tram stop within City Centre
- ✓ Most recently used as a wine bar
- ✓ Service Charge (25/12/23 to 24/12/24): £6,905.60
- ✓ Insurance (24/03/23 to 23/03/24): £2,755.57 inc ICT

LOCATION

Occupying a highly prominent position within the heart of Nottingham City Centre, the premises front Middle Pavement with a return frontage to Weekday Cross opposite the Broadmarsh Centre redevelopment. The NET Tram stops adjacent to the premises.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground	813	76
Basement	260	24
Total	1,073	100

VAT

VAT will be applicable to rent and service charge at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

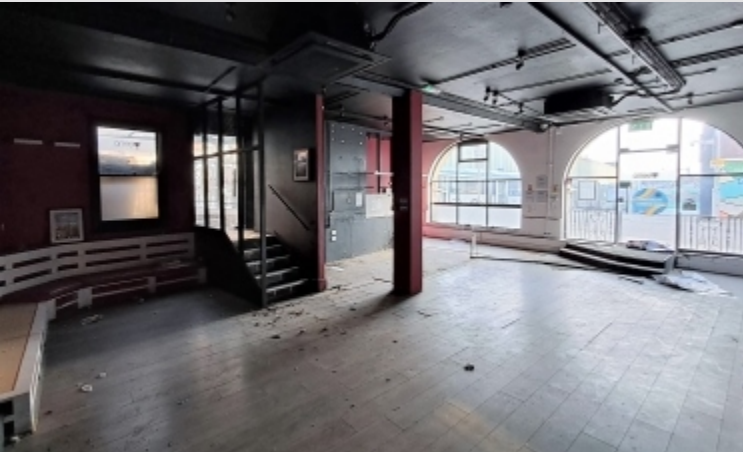
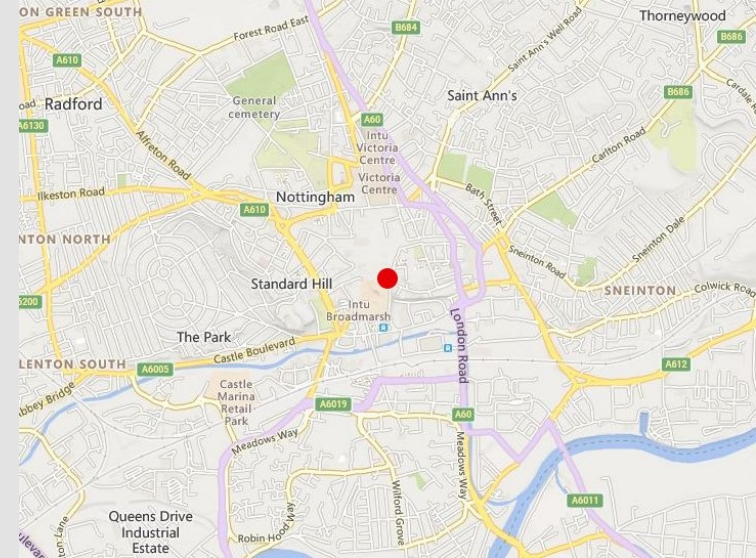
BUSINESS RATES

Rateable Value (from 1 April 2023): £54,000
Small Business Multiplier (2024/5): 49.9p
Rates Payable (2024/5): £26,946

TERMS

Available to let upon a new effective full repairing and insuring lease for a term to be agreed. Guide Rent: £37,500 pax.

EPC C63.



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Regulated by RICS 05-Jun-2024

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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