

AT A GLANCE!

- ✓ Sub lease or assignment available
- ✓ Prominent corner unit
- ✓ Various uses considered



Location

The subject property occupies a prominent corner position on Clumber Street, directly adjacent to **JD Sports**.

Further retailers in close proximity include **Foot Asylum**, **Levi's**, **Lush**, **Superdrug** and **McDonald's**.

Tenure

The premises are held by way of an effective FRI lease expiring 08/07/25 and available by way of assignment or sub-lease.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Accommodation

The property is arranged over basement, ground, first and second floors providing the approximate floor areas:

	Sq Ft	Sq M
Basement	5,862	544.6
Ground Floor	5,881	546.4
First Floor	6,968	647.3
Second Floor	4,015	373.0
Total	22,726	2,111.3

Rent

£710,000 per annum.

EPC

EPC available upon request..

Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value	£535,000
UBR Rate (2024/25)	£0.546p
Rates Payable	£292,110

Google Maps



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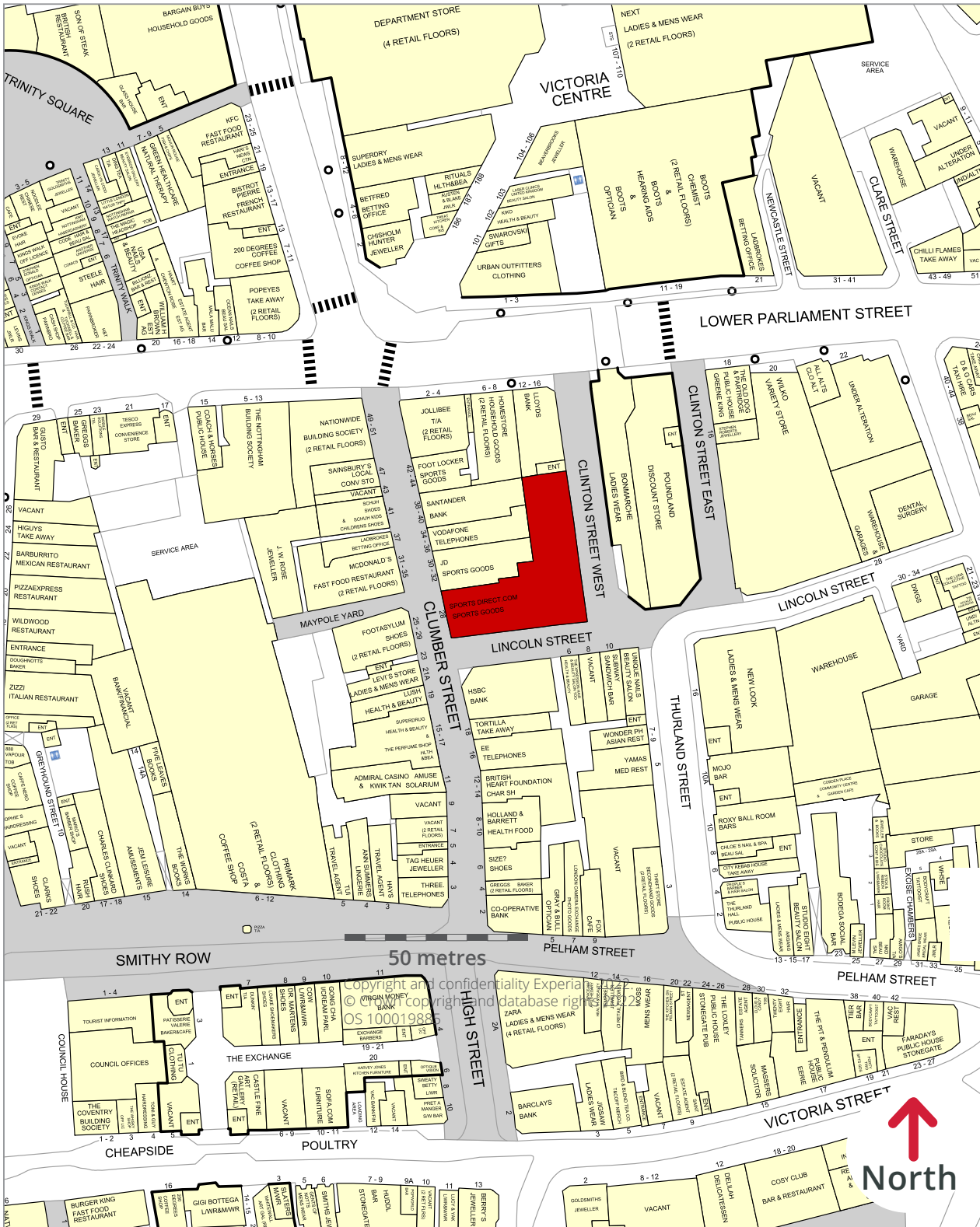
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