

MULTI-USE E CLASS UNIT – TO LET**Ground & First Floor
2 Tokenhouse Yard
Nottingham**

SAT NAV REF:

NG1 2HG

- Suit destination retail, office and clinic type uses
- Situated on Tokenhouse Yard off the pedestrianised Bridlesmith Gate – access adjacent Café Nero and Cornish Bakery.
- Ground floor 35 sq m (377 sq ft) & First floor 145 sq m (1,562 sq ft)
- **TO LET ON NEW CONTRACTED OUT LEASE**
- **RENTAL - £21,500 PAX PLUS VAT**

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- J. It should NOT be assumed that the property has all necessary planning, building regulation or other consents.
- K. Where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers/tenants should, however, make their enquiries into such matters prior to purchase/letting.
- L. All prices, rentals and service charges are quoted exclusive of VAT and interested parties are asked to take independent advice.

LOCATION

The premises are situated within Nottingham Centre off the pedestrianised Bridlesmith Gate.

The subject premises are adjacent to Montana Marketing with other occupiers close by including L'Occitane, White Stuff, Aura Art, Ecco Footwear and The Ivy.

The access is via a pedestrian route adjacent Café Nero and Cornish Bakery with a gated no through walkway and steps up to the front door.

DESCRIPTION

These premises were originally built in the mid-Victorian period for Smart & Brown, the well-known cabinet makers and furnishers. Since the 1940s up until 2009 the premises were occupied by The Electric Elements Company.

The property was refurbished some years ago but has retained many character features fused with stylish contemporary fittings and modern amenities.

The premises comprise a ground floor reception area with feature full height recessed glazed double entrance. There is a toilet facility off.

Stairs leading to landing with first floor front and rear rooms with toilet off landing. Main open plan area with 3.8 m ceiling height with chandeliers. Partitioned modern kitchen and plant area to rear.

Integrated fire alarm system and part underfloor electric heating and electric heat source pump heating to radiators. No gas supply.

ACCOMMODATION

GROUND FLOOR

Ground floor two rooms – 35 sq m (377 sq ft)
WC Facility

FIRST FLOOR

Main open plan space plus two rooms, office and kitchen - 145 sq m (1,561 sq ft)

TOTAL NET AREA 180 sq m (1,938 sq ft)

LEASE

The premises are available to let by way of a new contracted out Internal Repairing and Insuring lease for a term of years to be agreed.

RENTAL

£21,500 pax subject to annual agreed percentage increases and no open market rent reviews.

RATING ASSESSMENT

The premises are assessed as a whole property as "showroom and premises" in the 2023 List with a Rateable Value April 2026 £17,500.

Interested parties are asked to take their own enquiries in respect of the Local Rating Authority Nottingham City Council or the Valuation Office Agency.

PLANNING

The last use was for offices and prior to that retail use as a wedding showroom.

Offices came within Use Class E (1st September 2020) and this includes alternative Financial & Professional Services and Retail uses. The landlords are not looking for restaurant or Licensed Bar operators.

Use Class E also includes Clinics, Health Centres, Creches, Day Nurseries, Day Centres. We understand that the premises are within the Conservation Area but are not Listed.

Neither the landlords nor New West Ltd offer any warranty in respect of the Planning, Fire or Building Regulations and interested parties must consult with the Local Planning Authority Nottingham City Council telephone: 0115 9155555.

VAT

We understand that VAT will be charged on the rental, insurance rental and any service charge if applicable. The position with regard to VAT is reserved at all times.

LEGAL FEES

In respect of a letting the incoming tenants to be responsible for the landlord's legal costs incurred in the transaction together with any Stamp Duty or VAT thereon, abortive or otherwise.

NOTTINGHAM BID

The premises are within the Nottingham Business Improvement District (BID) and the tenants are responsible for payment of any BID

fee that may be applicable. The current Nottingham BID has been in operation since 1 January 2016. This operates in a city centre area, defined by the BID Company and currently includes all commercial premises where the rateable value is £35,000 or more.

Interested parties should make their own enquiries with Nottingham BID (telephone: 0115 9881441).

COMMERCIAL ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as **C62 on an EPC to 2032** and a copy of the Energy Performance Certificate and Recommendations Report can be made available upon request.

BUILDINGS INSURANCE

The landlords insure the buildings and will reclaim the annual insurance premium by way of additional rental.

MONEY LAUNDERING POLICY

In accordance with Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser/tenant.

VIEWING

Strictly by appointment through the sole agents:
New West, 17 The Triangle, NG2 Business Park, Nottingham, NG2 1AE. Telephone: 0115 986 3555 & Philip Westin-Hardy 07771 754384 Email: philip@newwest.co.uk

PNW/1936/2.26





Energy performance certificate (EPC)

2 Tokenhouse Yard NOTTINGHAM NG1 2HG	Energy rating C	Valid until: 29 November 2032
		Certificate number: 6500-7323-5433-4056-1094

Property type	Retail/Financial and Professional Services
Total floor area	223 square metres

Rules on letting this property

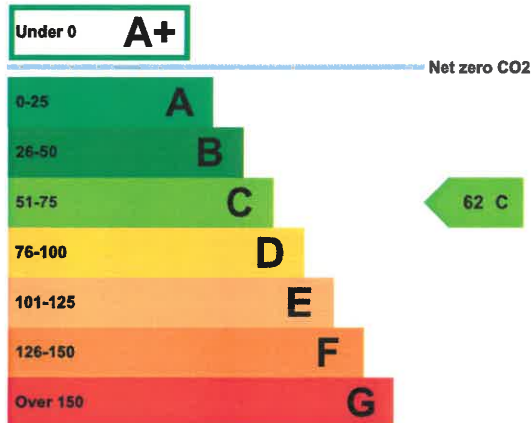
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

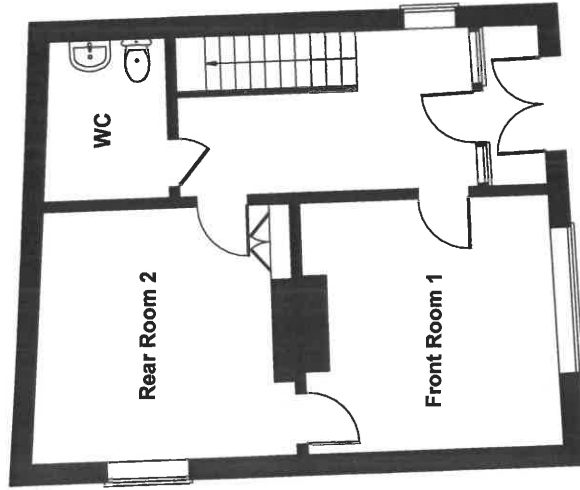


How this property compares to others

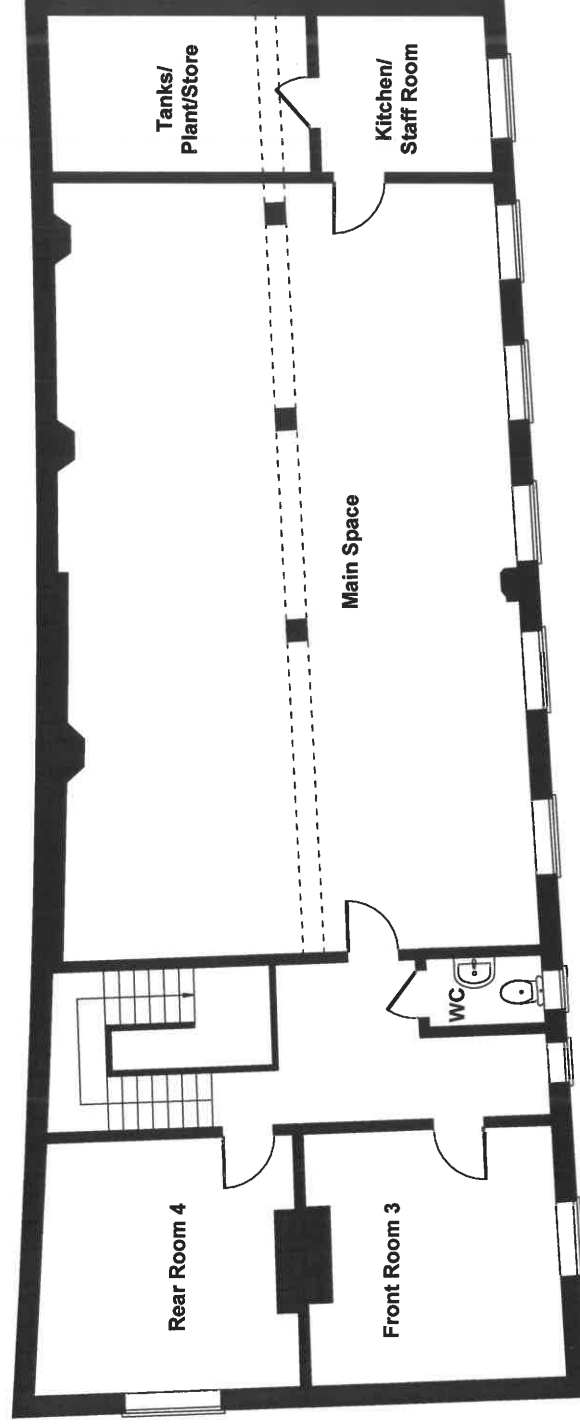
Properties similar to this one could have ratings:

If newly built	8 A
If typical of the existing stock	33 B

UNIT 2 TOKENHOUSE YARD NOTTINGHAM NG1 2HG

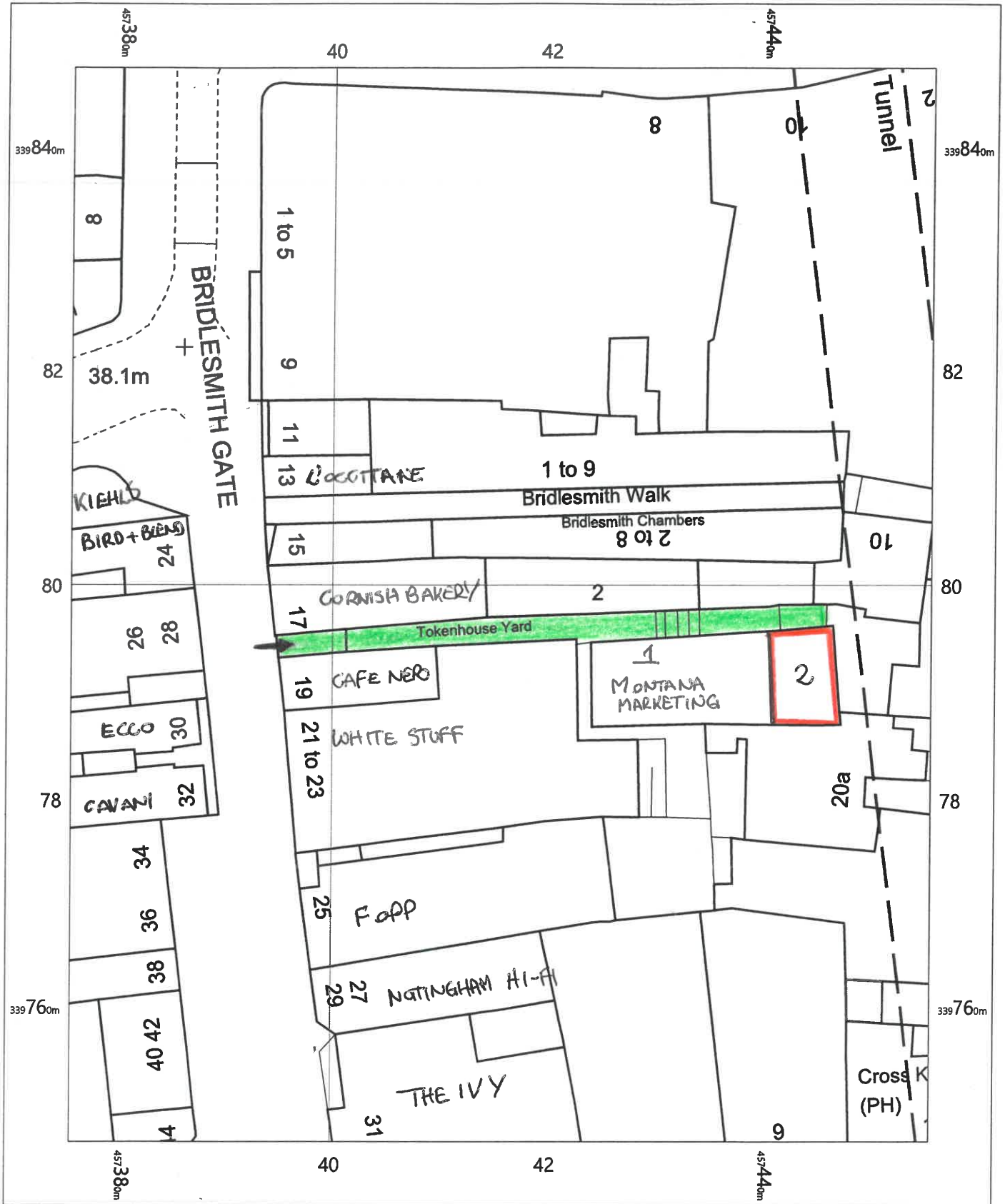


GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

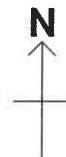


Unit 2 GROUND FLOOR
 Tokenhouse Yard
 Bridlesmith Gate
 Nottingham
 NG1 2HG

OS MasterMap 1250/2500/10000 scale
 Thursday, April 26, 2018, ID: JEJW-00707926
 maps.johnewright.com 11/25

1:500 scale print at A4, Centre: 457416 E, 339798 N

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