

16 Thurland St, Nottingham. NG1 3DR

**RETAIL/LEISURE/GYM
UNIT TO LET**



Subject to vacant possession



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0115 784 4777



West Bridgford, Nottingham



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LOCATION

Located within the heart of Nottingham City Centre, the property occupies a highly prominent and desirable trading position with a corner/return frontage onto Thurland Street visible from Clumber Street.

The location benefits from being in close proximity to High Street and Clumber Street, Nottingham's prime pedestrianised retail thoroughfare and Exchange Arcade, a high-fashion boutique and shopping centre. The property is also close to the Intu Victoria Shopping Centre and Broadmarsh Shopping Centre.

Neighbouring occupiers include All Saints, Zara, French Connection, Sweaty Betty, Moss Bros, New Look, Space NK Apothecary, Santander, Roxy Ball Rooms and Mojo.

DESCRIPTION

The property comprises a substantial property comprising groundfloor retail and basement levels with high ceilings and open plan layouts which can be accessed together or separately both internally and externally at street level via both stairs and customer lift. The premises benefits from a prominent and wide return frontage onto Thurland Street and Lincoln Street. A breakdown of the areas is provided in the accommodation schedule below;

Description	m ²	ft ²
Ground Floor	930	10,000
Basement	427	4,600
Total	1,357	14,600

The premises can be subdivided if required.

These measurements are given for information purposes only and prospective purchasers are should undertake their own measurements of the property.

RENT

The property is available at a rental of:
£on application per annum exclusive

PLANNING

The property benefits from planning consent for the following uses:

Class E (Commercial, Business, and Services)

Making the premises suitable for Retail, Restaurant, Gym and Café uses.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries with Nottingham City Council Planning department)

BUSINESS RATES

The rateable value of the premises is:
£262,500

(We advise prospective parties are advised to make their own enquiries with Nottingham City Council business rates department with regards to business rates related queries)



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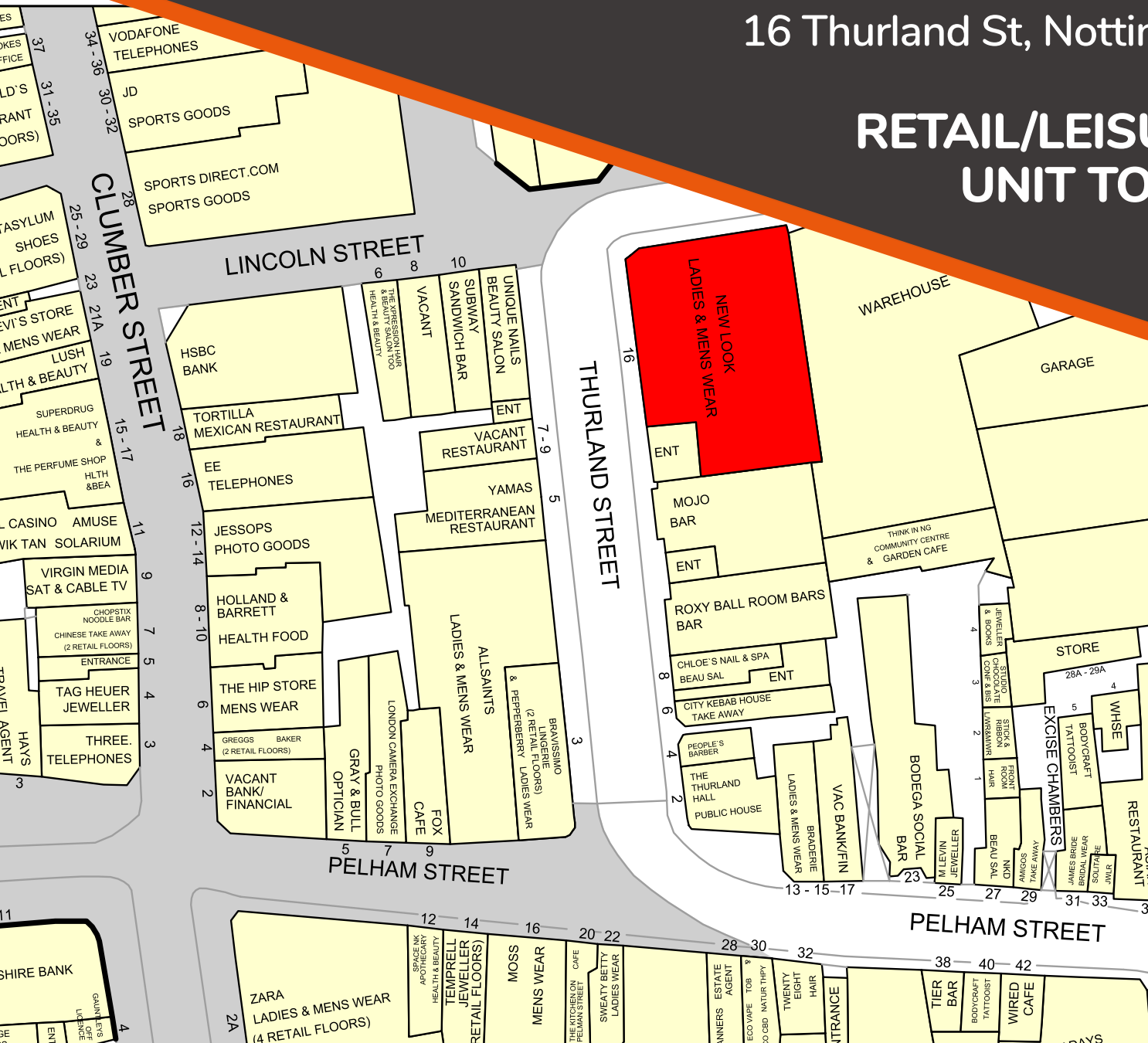


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LEASE TERMS

The property is available on an effective FRI lease for a term of years to be agreed.

SERVICE CHARGE

Available on request.

OUTGOINGS

Each party is to be responsible for their own costs incurred in connection with this transaction.

FLOOR PLANS

A set of floor plans are available upon request. VAT Value added tax is applicable at the prevailing rate.

VAT

Value added tax is applicable at the prevailing rate.



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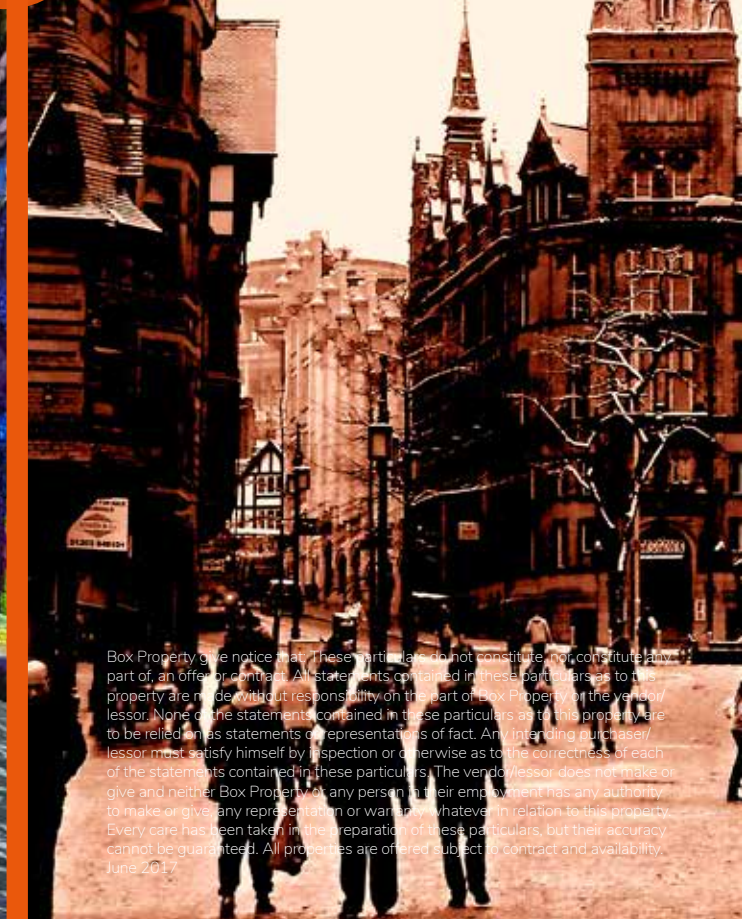
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