

# 14A Long Row, Nottingham, NG1 2DH

Substantial Retail/Commercial Unit

820 sq m (8,826 sq ft)

- Central location
- Suitable for a variety of uses (subject to planning)
- Flexible terms
- Incentives available
- Self-contained commercial premises
- Business rates less than £1,000 pcm

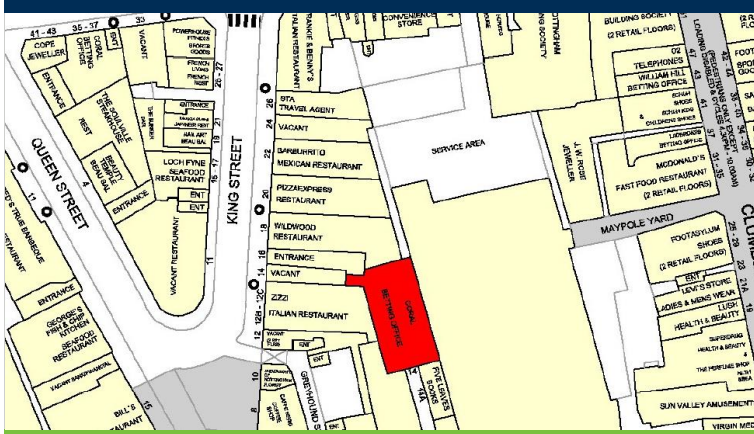
TO LET

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## Location

The property is located on the eastern side of Long Row near its intersection with Clumber Street. Opposite is the Exchange Building which fronts Nottingham's New Market Square. Nearby retailers include Primark, Clarkes, Anne Summers and Three Mobile Phone store.

## Description

The property comprises a substantial retail unit over three stories.

Each floor is open plan and ready for tenant fit-out.

The visuals at the front of this brochure provide illustrations and examples of how the space could be used.

## Accommodation

Measured on a gross basis each floor provides the following floor area:-

	sq m	sq ft
Ground floor	300	3,229
First floor	300	3,228
Second floor	220	2,368
<b>Total</b>	<b>820</b>	<b>8,826</b>

## Business Rates

Charging Authority:	Nottingham City Council
Description:	Retail
Rateable Value:	£24,250
Period:	2019/2020

## Tenure

We are able to offer a sublease or assignment to expire January 2027.

## Rent

£32,000 per annum exclusive.

## VAT

VAT is not applicable to the rent.

## Legal Costs

Each party to the transaction will bear their own costs incurred in documenting the transaction.

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**Subject to contract**

**Viewing:** By prior appointment with the sole agents:



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