



TO LET : RETAIL UNIT NEAR NOTTINGHAM TRAIN STATION

95 CARRINGTON STREET, NOTTINGHAM CITY CENTRE, NG1 7FE

LOCATION

The property occupies a vibrant and strategic location between Nottingham Train Station and the Broadmarsh. The property sits in a prime location on the same side of the street as Nottingham Train Station, benefitting from heavy footfall from morning until evening.

Carrington Street provides the main connection between Nottingham City Centre and the south side of Nottingham. Recent developments nearby include the 260,000sq.ft HQ for HMRC, the new Broadmarsh Car Park, providing 1,400 car parking spaces and the newly opened Central Library.

Occupiers in the immediate vicinity include **Starbucks, 200 Degrees, Superdrug, Tesco, Co op, Greggs and Caffè Nero.**

PROPERTY

The prominent flagship property is situated in a highly visible location which comprises of ground floor and first floor sales accommodation with substantial window displays. The premises are fitted out to a high standard with unique features and an open plan retail area on both ground floor and first floor. The property has electric roller shutters, air conditioning and 3 phase electrics.

ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor Sales	75	807
Basement Storage	35	378
Total	110	1,185

For further information or
to arrange a viewing please
contact BOX Property

Frankie Labbate
frankie@boxprop.co.uk
07930 406 727

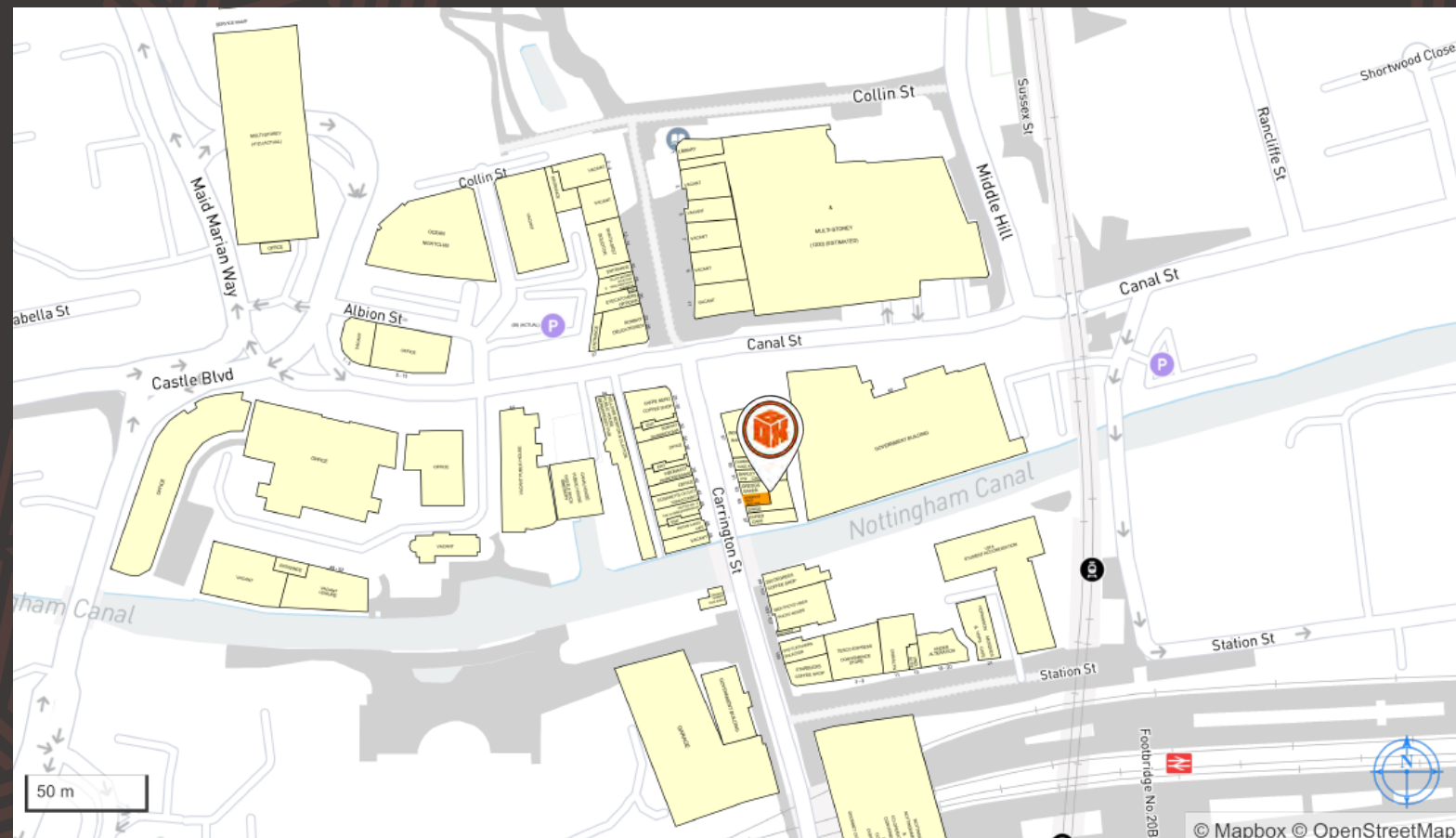
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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT



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TENURE

Leasehold for a term of years to be agreed.
Please note the lease will be FRI by way of Service Charge.

RENT

£30,000 per annum.

BUSINESS RATES

The Tenant will be responsible for the payment of business rates to the Local Authority.

Please obtain further information from Nottingham City Council's rating department.

INSURANCE

The Insurance charge for the current financial year is available upon request.

PLANNING

We understand the property benefits from planning consent for the following uses: Class E (Commercial, Business and Services use)

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in connection with this letting.

VAT

All sums quoted are subject to VAT at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VIEWING

Viewing is available by appointment with the sole agents.

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