

TO LET      £39,000 Plus VAT Per Annum

26 Upper Parliament Street, Nottingham, NG1 2AD



- Retail Premises
- Total NIA- 308.1 sq m (3,316 sq ft)
- Self Contained
- Period Features
- City Centre Location
- Prominent Glazed Frontage
- Air Conditioning
- Large Basement

Lindpet House  
5 Market Place  
Grantham  
NG31 6LJ

01476 930891

[www.commerciallist.co.uk](http://www.commerciallist.co.uk)



**Commercial  
List**



## LOCATION

The property is located in Nottingham city centre on a prominent corner position between Upper Parliament Street and King's Walk, a short walk from the Market Square and the Victoria Centre. The wider area is of mixed use comprising a variety of residential, shops, offices, cafés and restaurants. Occupiers within the immediate vicinity include Greggs, Prezzo and Tesco Express. Situated in the heart of Nottingham city centre the unit benefits from a wide range of amenities close by and good transport links with easy access to the A60, Nottingham train station and Broadmarsh bus station.

Nottingham is a vibrant city in the East Midlands located approximately 110 miles north of London, 33 miles south of Sheffield and 45 miles north-east of Birmingham. The city can be accessed via the M1 from the north and south and the A52 from the east and the west.

## DESCRIPTION

The property is a substantial three storey retail unit of traditional brick construction with large windows providing plenty of natural light. On the ground floor the accommodation comprises a main retail area with W.C to the rear. The first and second floors comprise an array of different rooms suitable for ancillary retail space, offices, or storage. The property is grade 2 listed and finished to a high specification, benefitting from the following features;

- Large basement
- Glazed frontage onto busy Upper Parliament Street
- Gas fired central heating
- Laminate flooring to part
- Air conditioning
- Period features

## ACCOMMODATION

From measurements taken from the Valuation Office Website, we understand the property has the following net internal floor area;

Total NIA- 308.1 sq m (3,316 sq ft)

## SERVICES

We understand that mains electricity, gas, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

## BUSINESS RATES

From enquiries made through the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: £32,250

Interested parties should make their own enquiries as to the amount of rates payable.

## TERMS

The premises are available TO LET by way of lease assignment at a passing rent of £39,000 plus VAT per annum, please contact the agent for a copy of the lease. A new lease may be available with terms to be negotiated.

## EPC

Energy rating: N/A

## VAT

We understand that VAT will be charged on the rent.

## LEGAL COSTS

Each party to pay their own legal costs incurred.

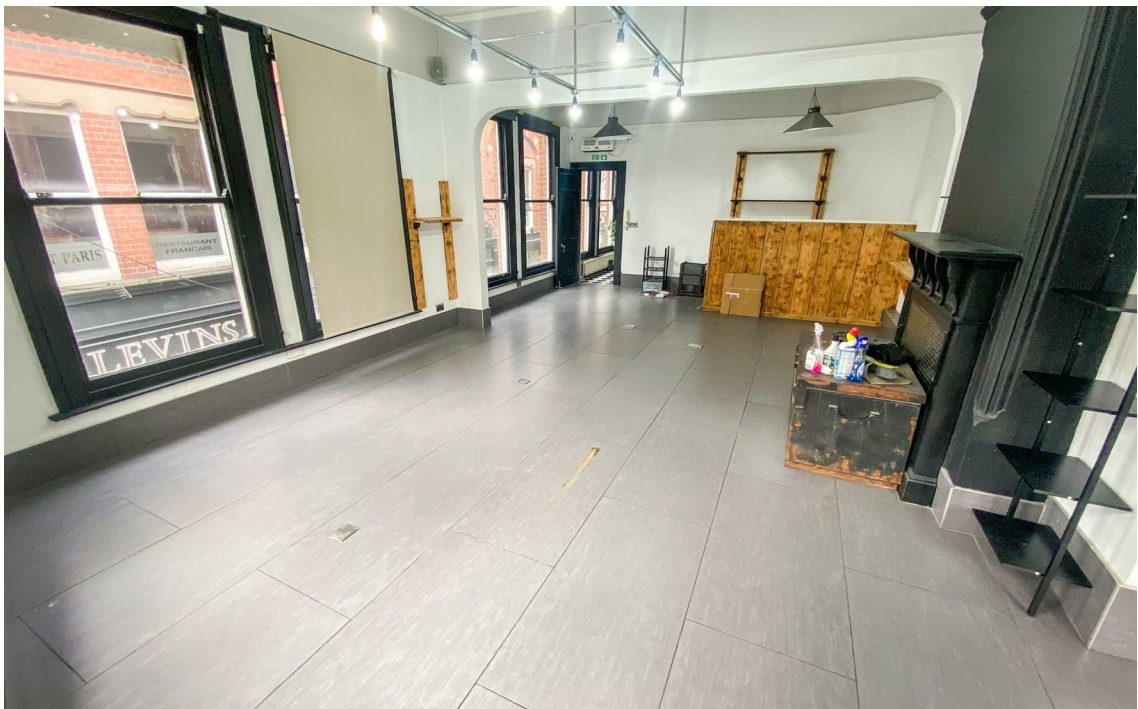
## VIEWING

For an appointment to view or further information please contact;

Charlie Burrows

e: [charlieb@commercialist.co.uk](mailto:charlieb@commercialist.co.uk) t: 07923 448308









**IMPORTANT NOTICE** – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**PLEASE NOTE:** by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.