



TO LET : RETAIL / LEISURE UNIT

14 King Street, Nottingham, NG1 2AS

LOCATION

The subject premises occupy a highly prominent and visible position on the prime leisure pitch of King Street, between Upper Parliament Street and The Old Market Square. Throughout the year, Market Square operates various vibrant events such as the winter market, ice rink, ice bar and the summer beach.

King Street is a busy thoroughfare connecting the Old Market Square to both the Victoria Shopping Centre and The Cornerhouse. The convenient and central location benefits from high footfall and dwell with a continual day time to night time trade.

King Street and adjacent Queen Street are prime leisure/grab and go pitches with nearby occupiers including **The Alchemist, Bills, Zizzi, Reds True Barbeque, Caffè Nero, Pizza Express, George's Great British Kitchen, Gusto** and **Barburrito**.

PROPERTY

The property comprises of a self contained retail / leisure unit with a glass facade providing frontage to King Street. Internally the property is in a clean and well decorated condition.

ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor	46	495
First Floor	23	250
Total	69	745

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

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

Ben Tebbutt
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07930 406 608

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01157 844 777

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



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TENURE

Subject to vacant possession the property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£30,000 per annum.

BUSINESS RATES

The Tenant will be responsible for the payment of business rates to the Local Authority. The premises have been assessed for rating purposes as follows:

Rateable Value (2023) £14,750

UBR (2023/2024) 49.9p

Rates Payable (2023/2024) £7,360.25

SERVICE CHARGE

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

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 exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VIEWING

Viewing is available by appointment only. BOX Property contact details below.

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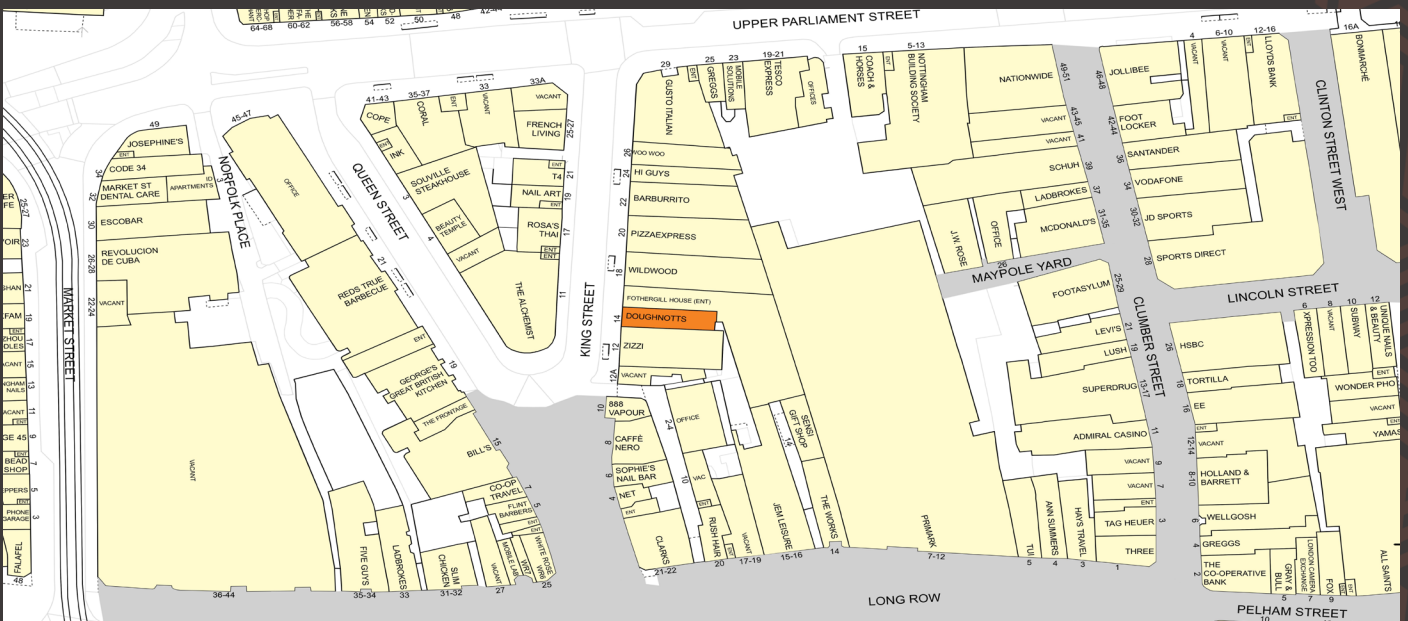


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