



TO LET : RETAIL / LEISURE UNIT

14 Low Pavement, Nottingham NG1 7DL

LOCATION

The subject premises are located next to award winning **Cartwheel Coffee Shop** on Low Pavement. The location is a long established retail and leisure pitch linking **Bridlesmith Gate** and **The Lace Market**.

Occupiers nearby include **Paul Smith, 18 Montrose, Jo Malone, Café Coco Tang, Piccolino, All Bar One, The Magic Garden, Marks and Spencer** and **YO! Sushi** to name a few.

ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor Sales	19.5	210
Ground Floor Storage	6.48	70
Ground Floor Rear Sales	15	161
Basement	15	161
Total	56.3	602

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

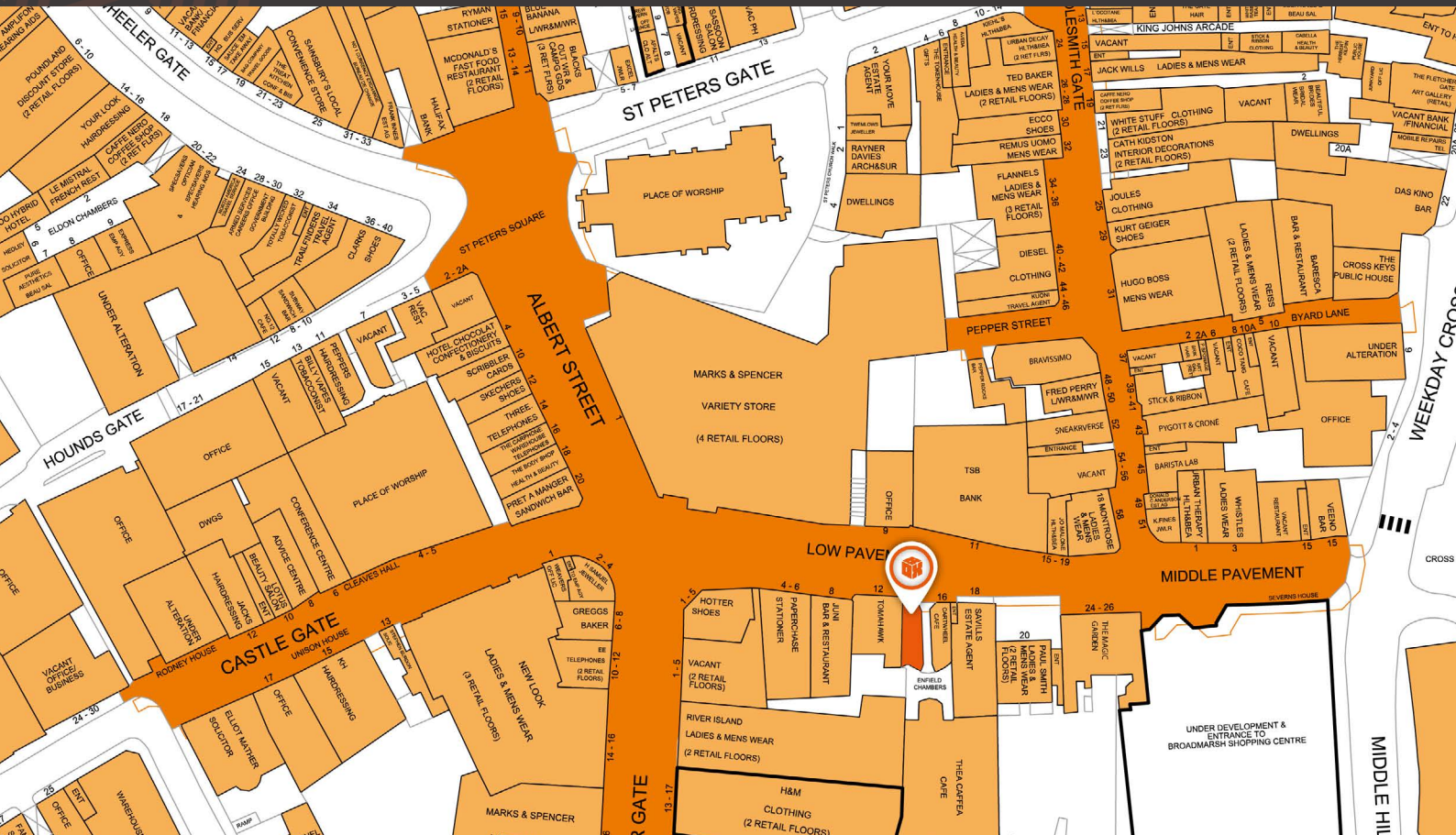
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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT



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TENURE

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

RENT

£17,500 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) £20,000.
 UBR (2023/2024) 49.9p.
 Rates Payable (2023/2024) £9,980.

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 with the sole agents.

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