



## TO LET : RETAIL / CAFE / RESTAURANT UNIT

16 Angel Row, Nottingham NG1 6HL

### LOCATION

The unit is located in a highly visible and high footfall prominent location in Nottingham city centre overlooking the Old Market Square. Occupiers in the immediate vicinity include **Five Guys, McDonald's, Nando's, KFC, Starbucks, Greggs, Slim Chickens** and **Costa Coffee**. The Market Square is at the heart of Nottingham city centre and numerous events are held throughout the year including the **Christmas Market**, the **"Summer Beach Attraction"**, **Nottingham's Food & Drink Festival** and a monthly themed market to name but a few.

### PROPERTY

The property provides an open plan retail unit with a newly installed heritage glazed shopfront. The property benefits from a retail staircase leading to a first floor retail area and a second floor storage.

### ACCOMMODATION

The premises provide the following approximate internal areas:

	sq.m	sq.ft
Ground Floor	87.5	942
First Floor	88.8	956
Second Floor	79.1	851
<b>Total</b>	<b>255.4</b>	<b>2,749</b>

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

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frankie@boxprop.co.uk  
07930 406 727

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01157 844 777

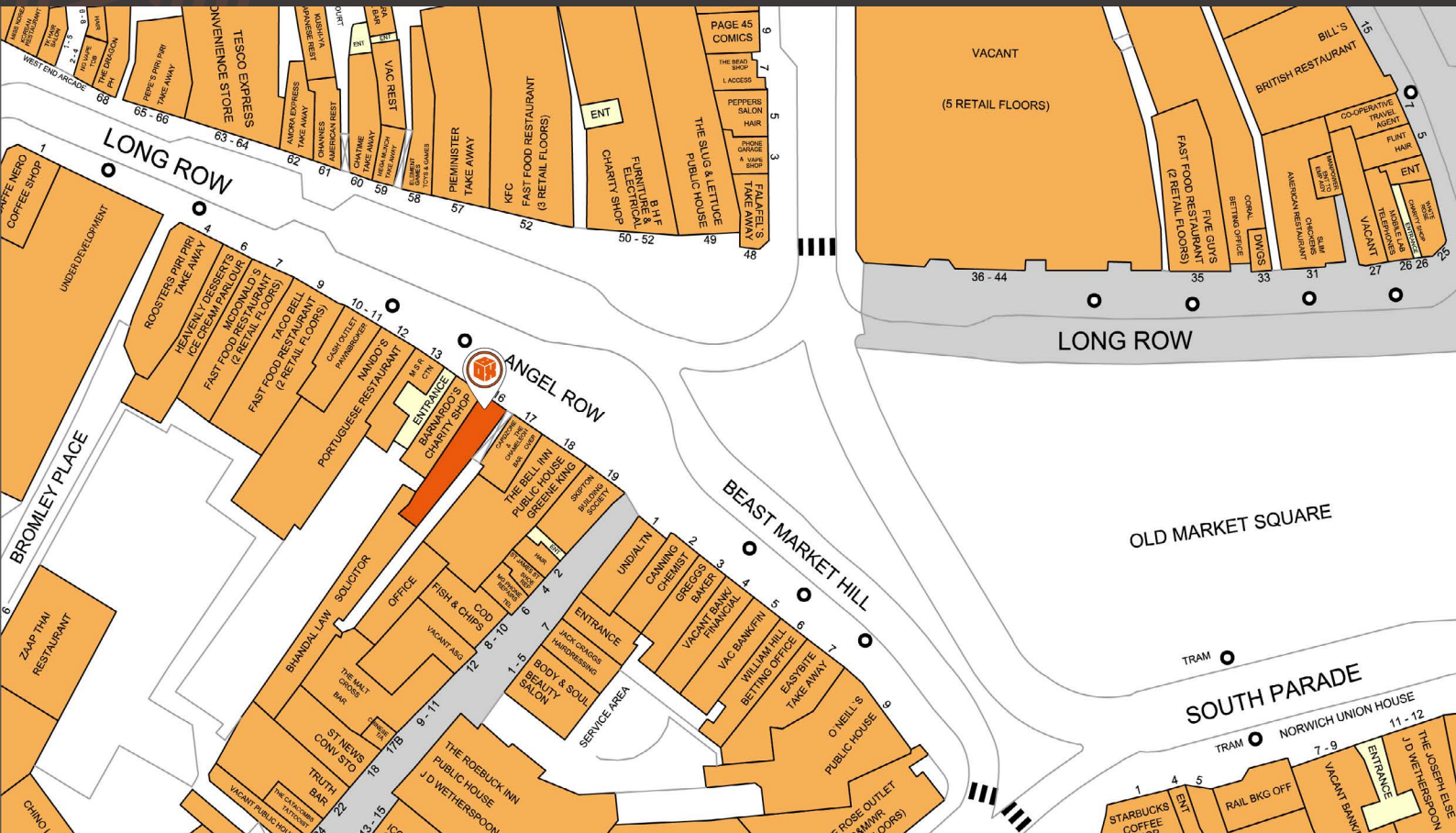
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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT





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#### TENURE

The property is available to let by way of a new effectively full repairing and insuring (including shopfront and all plate glazing) lease for a term to be agreed.

#### RENT

**£40,000** 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) £43,250.

UBR (2023/2024) 49.9p.

Rates Payable (2023/2024) £21,581.75.

#### INSURANCE

The Insurance charge for the current financial year is estimated at £XXXX per annum.

#### 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 sole agent only.

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