

# NOTTINGHAM

26 King Street  
NG1 2AS

TO LET  
RETAIL / LEISURE  
UNIT







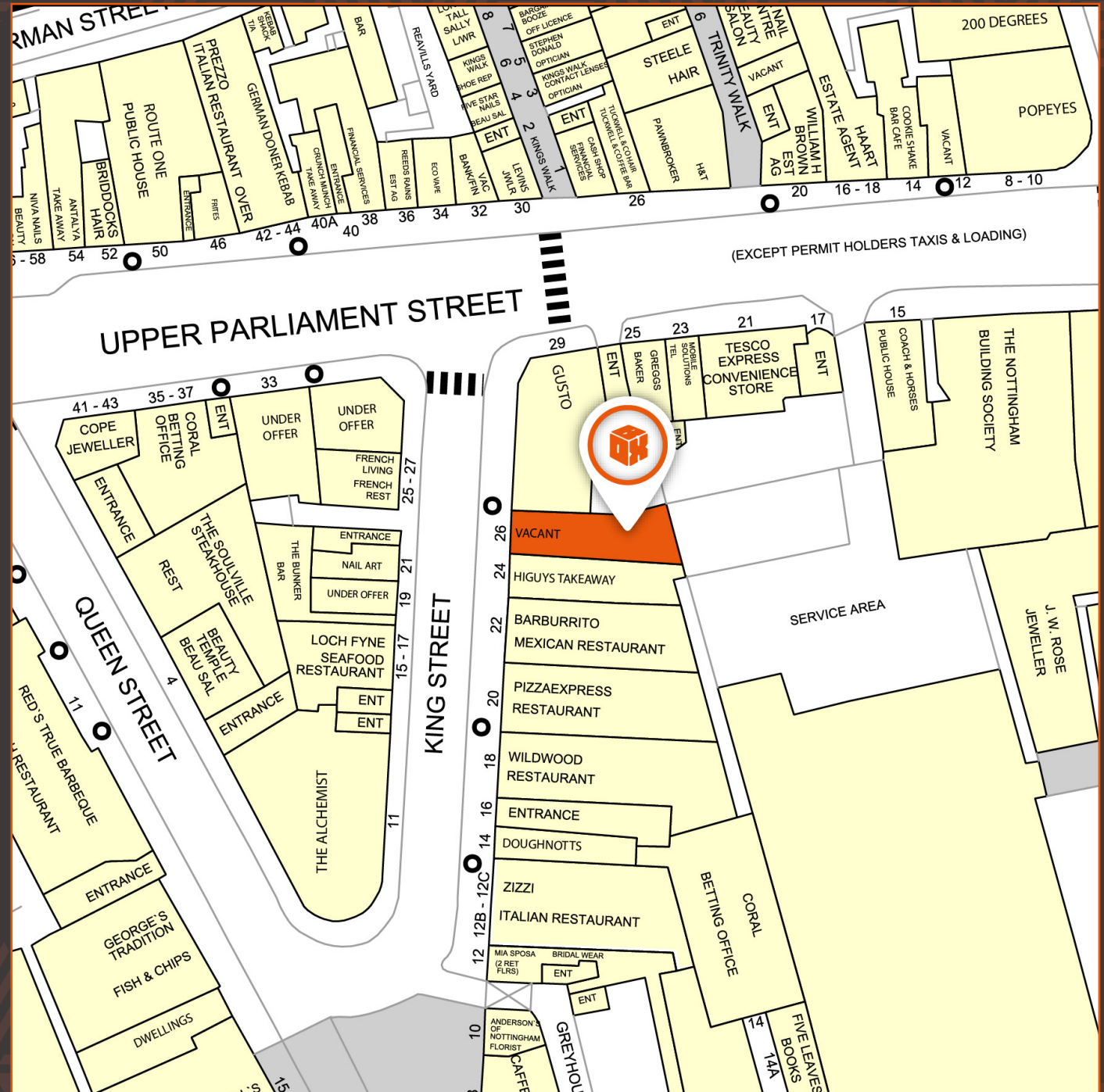


## LOCATION

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 time with a high number of bus stops located in the immediate vicinity.

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, Doughnotts, George's Great British Kitchen, Wildwood and Barburrito.







## PROPERTY INFORMATION

The property comprises of a self-contained retail /leisure unit providing ground floor sales with loading bay to the rear and rear bin storage in a designated service yard. The property has a glass façade providing good frontage to King Street and roller shutter security. Internally the property is in a clean and well decorated condition with high floor to ceiling height and air conditioning in place. To the rear of the shop there is W/C, Staff and kitchenette facilities.

The property comprises the following internal floor area:

	sq.m	sq.ft
Ground Floor	130	1,400

## ADDITIONAL INFORMATION

<b>Tenure</b>	Leasehold term to be agreed
<b>Rent</b>	£40,000 per annum
<b>Rateable Value</b>	£34,000 (From April 2023)*
<b>Planning</b>	Class E
<b>VAT</b>	Applicable at the prevailing rate
<b>Service Charge</b>	Available upon request

\*UBR: 49.9p for small properties and 51.2p for large properties with a RV of over £51,000. The retail, hospitality and leisure sector will receive a discount of up to 75%. Further information is available from the relevant local authority or the Government website.





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## CONTACT:

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