



## TO LET: RETAIL UNIT

4 Beastmarket Hill, Nottingham NG1 6FB

The unit is located in a high footfall prominent position in Nottingham city centre overlooking the Old Market Square. Occupiers in the immediate vicinity include Five Guys, McDonald's, 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 farmers market to name but a few.

The premises provides the following approximate gross internal areas:

Total	151	1,628
First Floor	36	386
Ground Floor	115	1,242
	sq.m	sq.ft

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

**£37,500** per annum.

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) £42,000. UBR (2023/2024) 49.9p.

Rates Payable (2023/2024) £20,958.

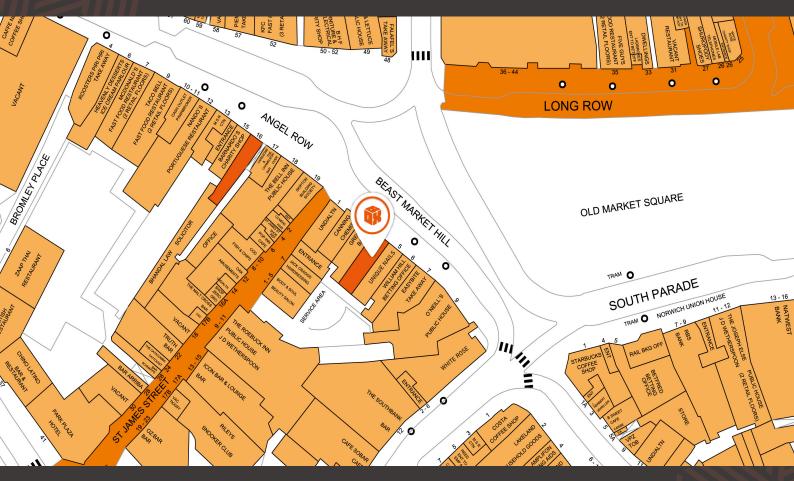
For further information or to arrange a viewing please frankie@boxprop.co.uk ben@boxprop.co.uk contact BOX Property

Frankie Labbate 07930 406 727

Ben Tebbutt 07930 406 608 boxprop.co.uk 01157 844 777

office@boxprop.co.uk





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The service charge for the current financial year is estimated at £1,280 per annum.

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).

Each party is to be responsible for its own legal costs incurred in connection with this letting.

All sums quoted exclusive of VAT if applicable.

Availabe upon request.

Viewing is available by appointment with the sole agents.





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### MPORTANT NOTI

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# **boxprop.co.uk** 01157 844 777

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