



TO LET : RETAIL UNIT

4 Beastmarket Hill, Nottingham NG1 6FB

LOCATION

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.

ACCOMMODATION

The premises provides the following approximate gross internal areas:

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

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

£37,500 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) £42,000.

UBR (2023/2024) 49.9p.

Rates Payable (2023/2024) £20,958.

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

Frankie Labbate
frankie@boxprop.co.uk
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SERVICE CHARGE

The service charge for the current financial year is estimated at £1,280 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 their 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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IMPORTANT NOTICE

Box Property give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Box Property or the vendor/ lessor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser/ lessor must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/lessor does not make or give and neither Box Property or any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Every care has been taken in the preparation of these particulars, but their accuracy cannot be guaranteed. All properties are offered subject to contract and availability.

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