



TO LET : RETAIL / BEAUTY UNIT

5-7 St James's Street, Nottingham NG1 6FH

LOCATION

The premises occupies a prominent location on the busy St James's Street close to the junction of Angel Row, Beastmarket Hill and Nottingham Market Square.

St James's Street is a vibrant all day and night retail and leisure pitch connecting Nottingham Market Square with Maid Marian way the city's principle inner city ring road.

Other nearby occupiers include **JD Wetherspoons, McDonald's, KFC, William Hill, O2 Bar** and **Nando's**.

Nottingham Market Square is the centre piece of the city centre, holding numerous events throughout the year.

ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor Sales	127	1,367
Total	127	1,367

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

Frankie Labbate
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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

£25,000 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) £32,500.

UBR (2023/2024) 49.9p.

Rates Payable (2023/2024) £16,217.50.

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)

Sui Generis (Beauty Salon)

(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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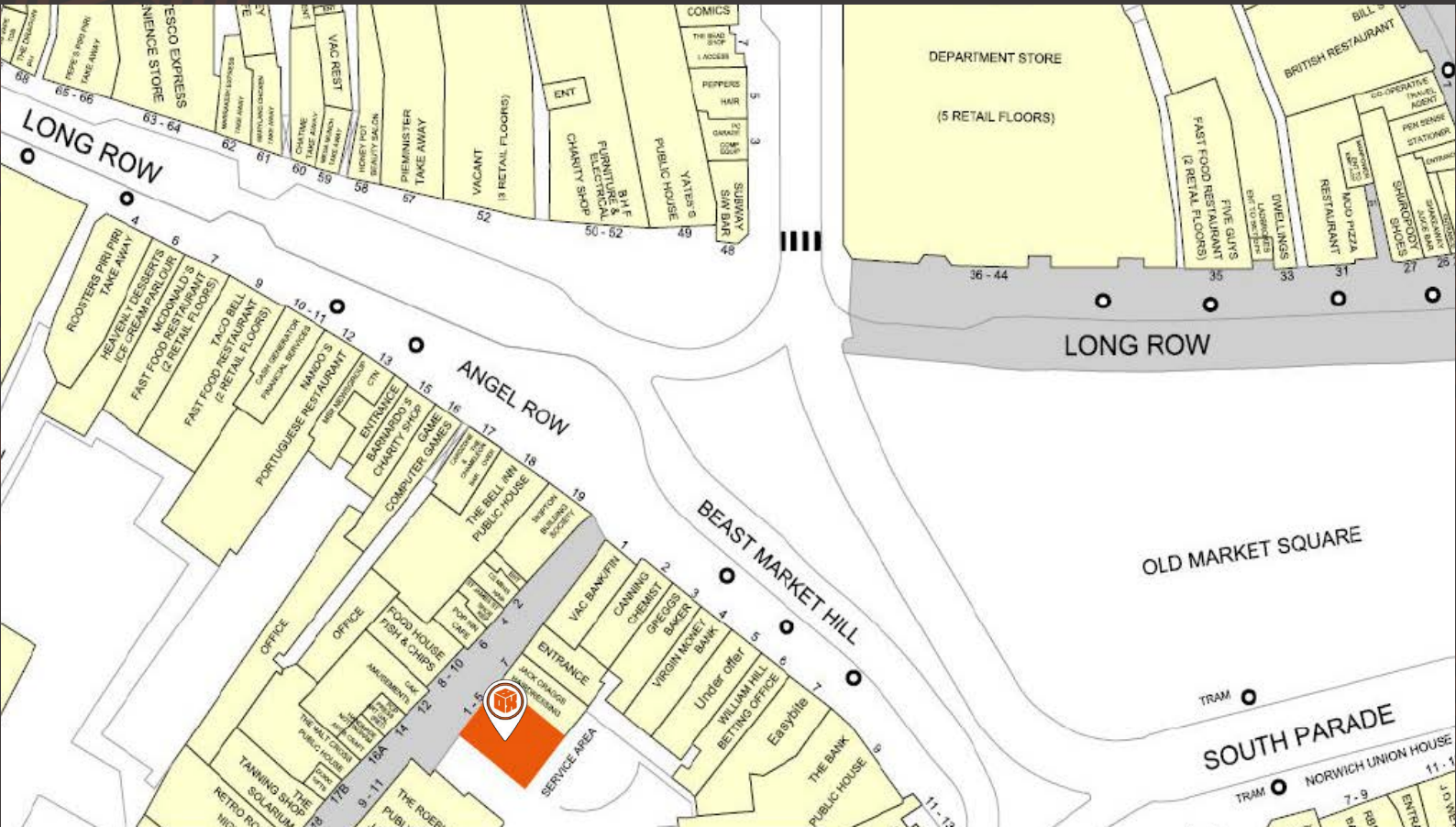
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IMPORTANT NOTICE

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