



TO LET : RETAIL UNIT

7 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 a well fitted deli / cafe providing the following approximate gross internal areas:

	sq.m	sq.ft
Ground Floor Sales	149	1,604
First Floor	149.6	1,610
Total	298.6	3,214

TENURE

Subject to vacant possession, the property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£ on application.

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) £51,500.

UBR (2023/2024) 51.2p.

Rates Payable (2023/2024) £26,368.

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

Frankie Labbate
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07930 406 727

Ben Tebbutt
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SERVICE CHARGE

The service 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)
(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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IMPORTANT NOTICE

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