



TO LET : RETAIL / LEISURE UNIT

Bromley Place, 37-41 Lower Parliament Street, Nottingham NG1 3DB

LOCATION

The subject premises occupy a highly prominent position, strategically located in the centre of Nottingham on the junction of Lower Parliament Street and Glasshouse Street, which is the city centres principal inner city arterial ring road providing vast exposure to drive by traffic with its expansive roadside frontage. The property benefits from a vibrant position with strong day and night footfall and is conveniently located adjacent to The Victoria Centre's shopping centre, Clumber Street and the centre of Hockley respectively.

Bromley Place occupies a highly strategic location, nearby attractions include, **The Victoria Centre Shopping Centre, Nottingham Trent University Confetti HQ, Urban Outfitters, Boots, Broadway Cinema, Next, Ladbrokes, Pryzm** (Nottingham's largest nightclub), **Lloyds Bank**, and **Nottingham Arts Theatre**.

SITUATION

Bromley Place is a 271-bed purpose built student accommodation and will have the lowest embodied carbon, making it the greenest ever new build property, that features a combination of studios, accessible studios and en-suite rooms along with access to all the communal spaces, which include pool tables, games room and plenty of study spaces.

Bus, train and tram stops are all within a few minutes' walk giving you access to the wider Midlands area. Close by is Hockley's creative quarter with vintage shops, bars, restaurants and cinema.

**UNITE
STUDENTS**

On the Instruction of Unite PLC

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

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TENURE

Leasehold for a term of years to be agreed.

ACCOMMODATION

The premises provide a prominent modern glazed retail/leisure unit with expansive roadside frontage to Lower Parliament Street providing the following approximate area (floor plans available upon request):

	sq.m	sq.ft
Ground Floor	125	1,346

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).

RENT

£ on application.

BUSINESS RATES

Rates to be assessed.

SERVICE CHARGE

The service charge for the current financial year is available upon request.

VAT

Value added tax is applicable at the prevailing rate.

LEGAL COSTS

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

VIEWING

Viewing is available by appointment only. Contact details below.

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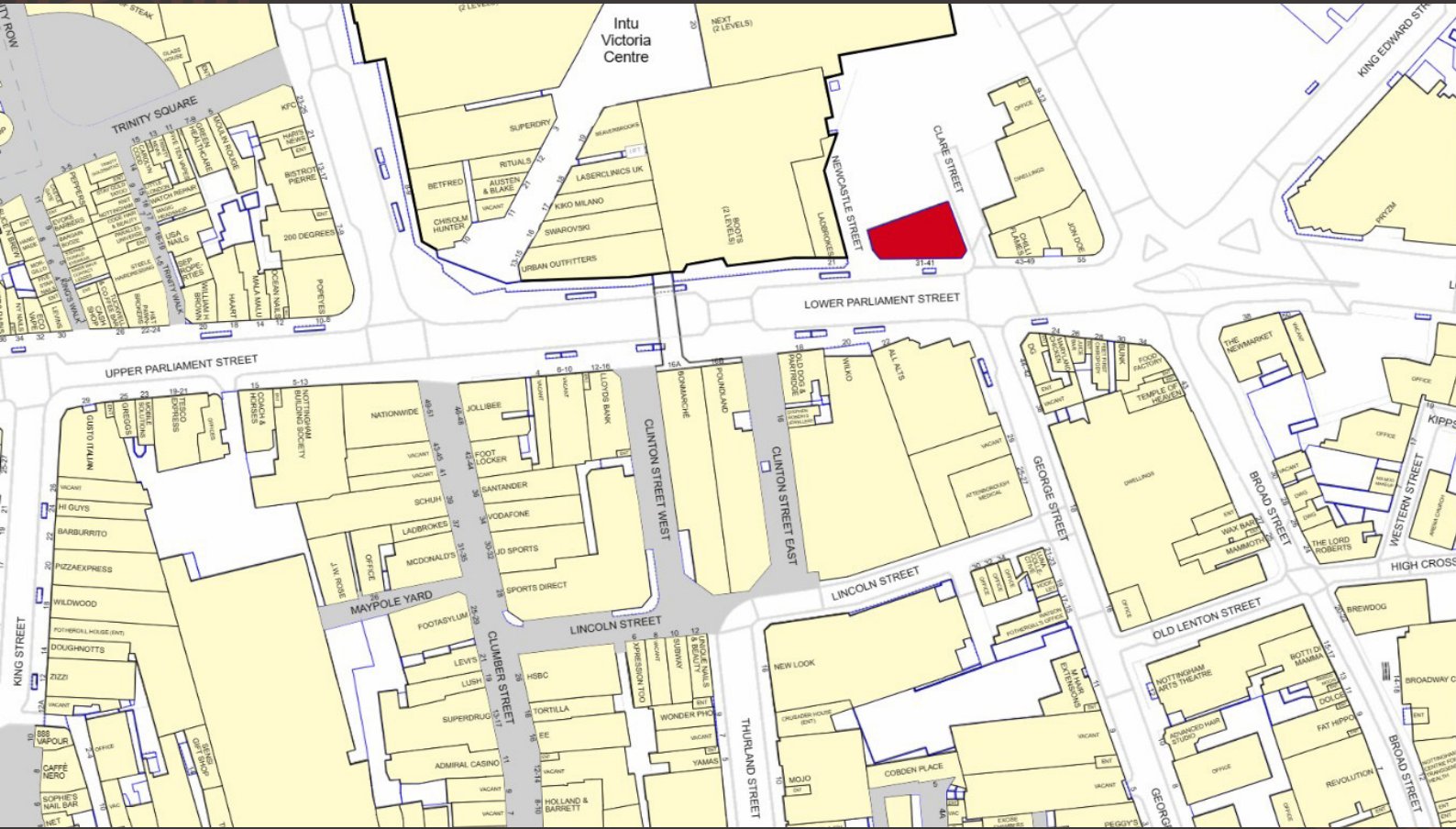
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