



TO LET : RETAIL PREMISES WITH OUTSIDE TERRACE

Unit 1, Clifton Triangle Retail Park, Green Lane, Clifton, Nottingham NG11 9LN

LOCATION

Clifton Triangle Retail Park is located on Green Lane occupying a prominent and convenient location close to the A453 which is the principal arterial route from the M1 (junction 24) to the city centre. Green Lane is the principal arterial route between the centre of Clifton and the A453.

Clifton has a growing population of circa 26,000 residents and also benefits from being in close proximity to the expanding Nottingham Trent University Clifton Campus and access to the NET Tram network. Other key nearby suburbs include Ruddington, Wilford, West Bridgford and Gotham.

THE SCHEME

Clifton Triangle Retail Park is a 55,000 sq.ft retail park scheme anchored by a Lidl food store and B&M retail and garden centre store. The scheme benefits from 224 car parking spaces for customers with designated electric car charging points. Clifton Triangle Retail Park is Clifton's only retail park / retail warehouse scheme.

PROPERTY

The property occupies a highly visible and prominent corner location fronting the busy Green Lane occupying a gateway position on the entrance to Clifton Triangle Retail Park. The premises benefit from modern glazed shop fronts on both the roadside and scheme side facades with automatic electric sliding double door entry.

Internally the property is arranged in an open plan regular shaped format with significant ceiling height befitting from live 3 phase electricity and commercial water services. Externally the property has prominent dual signage fronting on to both Green Lane and the scheme's car park. This premises is offered to the market accompanied by a substantial sized outdoor trading area which is suitable for a variety of uses.

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

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ACCOMMODATION

The premises provides the following approximate accommodation:

	m	ft
Glazed Frontage	19.8	65
Ceiling Height	6.4	21
	sq.m	sq.ft
Ground Floor Retail	169.23	1,822
Outdoor Terrace	60.87	655
Total	230.1	2,477

TENURE

Leasehold for a term of years to be agreed.

RENT

£32,500 per annum.

SERVICE CHARGE

A service charge will be applicable.

BUSINESS RATES

Rateable Value £23,250. Rates payable £11,601.75.*

PLANNING

Class E consent.

VIEWING

Viewing is available by appointment only. Contact details below.

VAT

Value added tax is applicable at the prevailing rate.

*UBR: 49.9p for small properties and 51.2p for large properties with a RV of over £51,000. The retail, hospitality and leisure sector will receive a discount of up to 75%. Further information is available from the relevant local authority or the Government website.

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