



**BOX**  
property



## TO LET : RETAIL / LEISURE UNIT

2 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, 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 property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor Sales	67.5	727
Upper Ground Floor	21.9	236
<b>Total</b>	<b>89.4</b>	<b>963</b>

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

**Frankie Labbate**  
frankie@boxprop.co.uk  
07930 406 727

**Ben Tebbutt**  
ben@boxprop.co.uk  
07930 406 608

**boxprop.co.uk**

01157 844 777

office@boxprop.co.uk

Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT





BOX  
property



## TO LET : RETAIL / LEISURE UNIT

2 Beastmarket Hill, Nottingham NG1 6FB

### RENT

£45,000 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 (April 2023 - Present) £35,000.

For further information please contact Nottingham City Council's rating office.

### SERVICE CHARGE AND INSURANCE

The Service Charge and 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)

(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.

### TENURE

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

### 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.



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

Frankie Labbate  
frankie@boxprop.co.uk  
07930 406 727

Ben Tebbutt  
ben@boxprop.co.uk  
07930 406 608

boxprop.co.uk  
01157 844 777

office@boxprop.co.uk

Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT