



TO LET: RETAIL / LEISURE UNIT

2 Beastmarket Hill, Nottingham NG1 6FB

The unit is located in a high footfall prominent position in Nottingham city centre overlooking the Old Market Square.

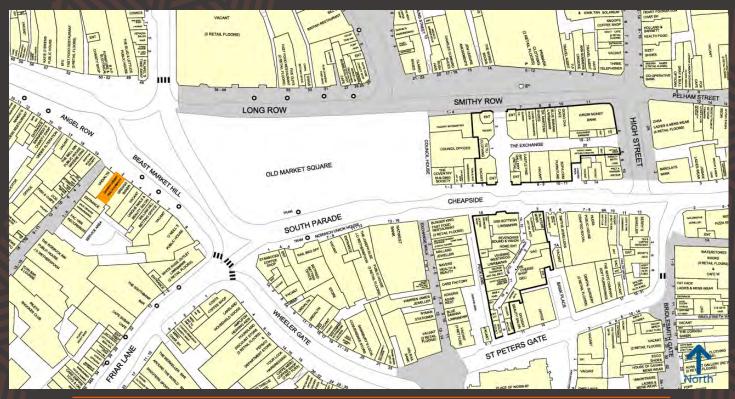
Occupiers in the immediate vicinity include Five Guys, McDonald's, Starbucks, Greggs, and Costa Coffee.

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.

The property comprises the following approximate internal floor areas:

Total	89.4	963
Upper Ground Floor	21.9	230
Hanny Consumal Florin	21.9	236
Ground Floor Sales	67.5	727
	sq.m	sq.ft





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£45,000 per annum.

The Tenant will be responsible for the payment of business rates to the Local Authority. The premises have been assessed for rating purposes as

Rateable Value (April 2023 - Present) £35,000.

For further information please contact Nottingham City Council's rating

The Service Charge and Insurance charge for the current financial year is available upon request.

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).

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

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

All sums quoted exclusive of VAT if applicable.

Availabe upon request.

Viewing is available by appointment with the sole agents.

