



## TO LET : RETAIL / LEISURE PREMISES

Unit 4, 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 location directly adjacent to B&M bargains, 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, commercial water services, air conditioning, internal front and rear roller shutter security and a walk in fridge. Externally the property has prominent signage fronting on to the scheme's car park. This premises is offered to the market accompanied by a potential outdoor trading area which is suitable for a variety of uses.

### ACCOMMODATION

The premises provides the following approximate accommodation:

|                     | sq.m       | sq.ft        |
|---------------------|------------|--------------|
| Ground Floor Retail | 140        | 1,506        |
| First Floor Storage | 42         | 452          |
| <b>Total</b>        | <b>182</b> | <b>1,958</b> |

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

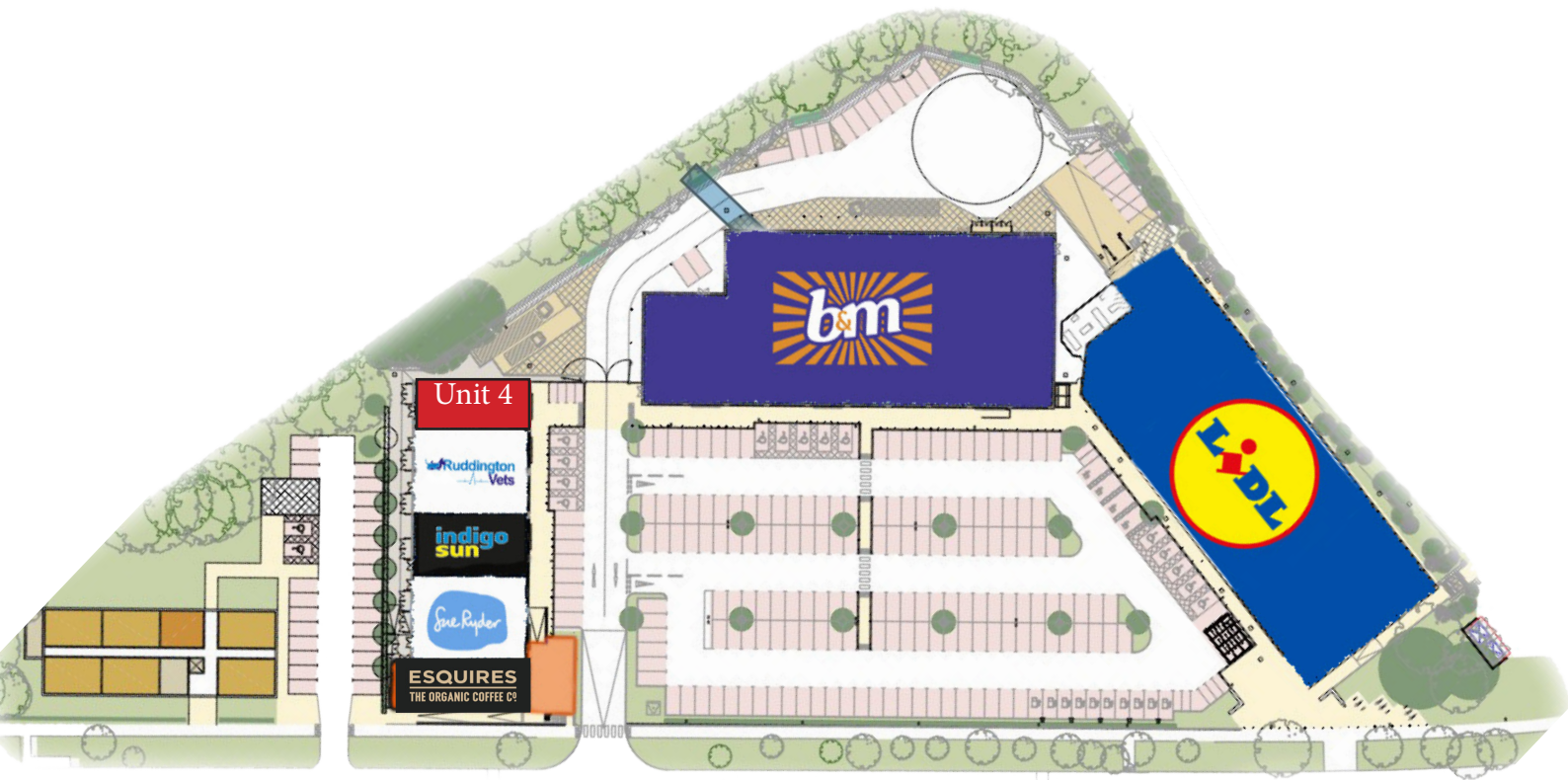
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### TENURE

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

### RENT

**£30,000** 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 (2023/2024) £19,750

UBR (2023/2024) 49.9p.

Rates Payable (2023/2024) £9,855

### SERVICE CHARGE

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

### INSURANCE

The 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.

### 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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