



TO LET : RETAIL / LEISURE SPACE
 406 Derby Road, Nottingham NG7 2GQ

LOCATION

The subject site lies directly adjacent **The University of Nottingham's University Park and Jubilee Campus's**, which host over 35,000 students. The city is home to two Universities and boasts a strong overall population of 70,000 students, with a second largest pipeline of student accommodation. The property fronts onto a primary route from the Ring Road into Nottingham City Centre with c. 20,000 daily local movements and is served by several bus routes. The site is also in close proximity to **Queens Medical Centre**.

DESCRIPTION

The subject development comprises a purpose built 700 student bed scheme, with commercial elements across the ground, first and second floors. There is significant frontage onto Derby Road of 51 metres. The commercial elements will be finished to a shell and core condition, although various provisions can be made by negotiations with the agent. Practical completion for this part of the scheme is targeted for Q4 2023.

ACCOMMODATION

The property comprises the following approximate internal floor areas areas.

	sq.m	sq.ft
Ground Floor Retail	198.9	2,141
Total	198.9	2,141

The ground floor retail unit benefits from a generous outside terrace / seating area.

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

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



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TENURE

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

RENT £POA.

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:
To be assessed upon occupation.

SERVICE CHARGE

The service charge for the current financial year is 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)
Class F1 (schools, galleries, museums, libraries, halls or churches and offices)
(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

To be assessed.

VIEWING

Viewing is available by appointment with the sole agents.

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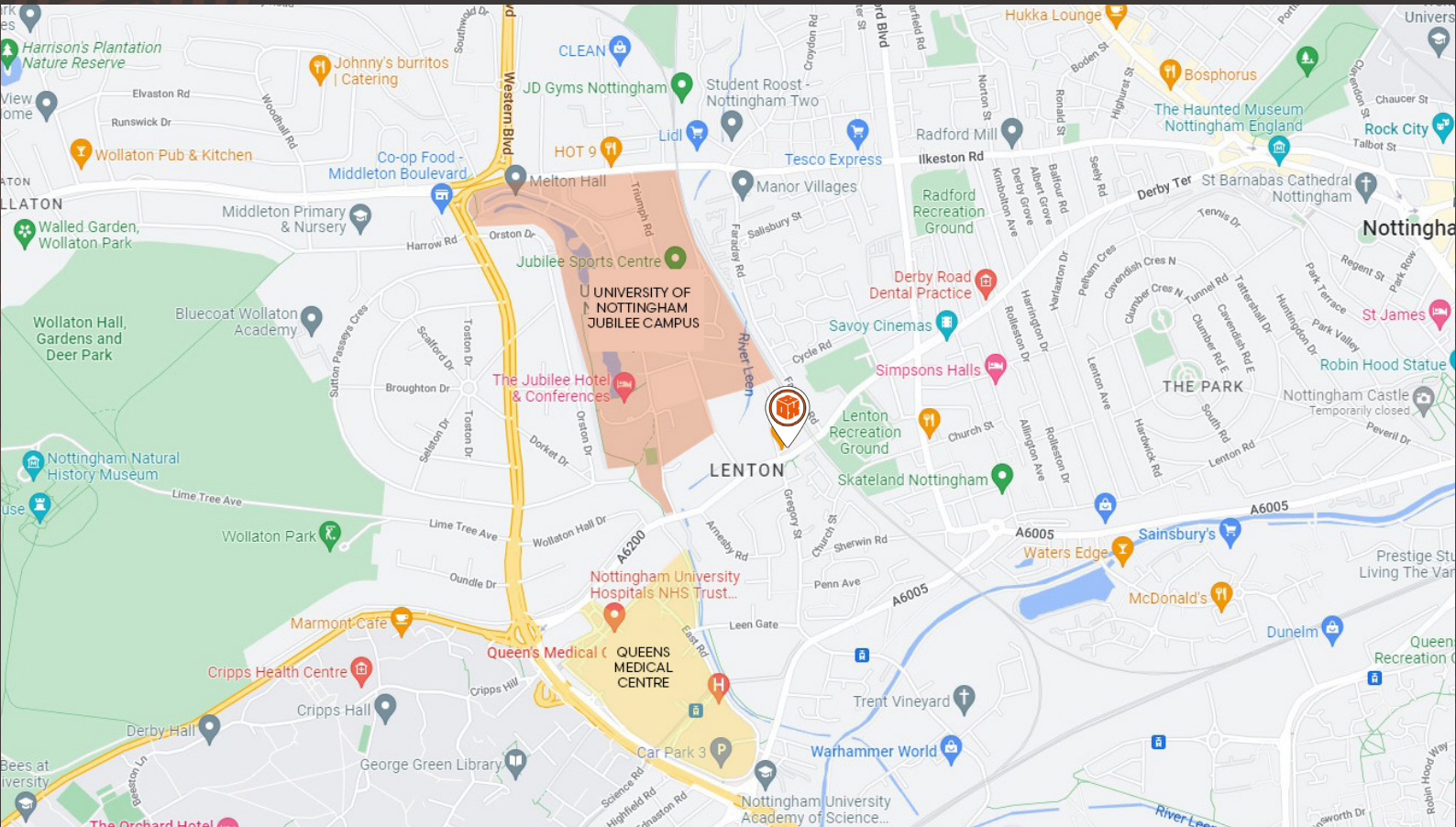
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IMPORTANT NOTICE

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