

TO LET

8-10 HOUNDS GATE

Nottingham, NG1 7AB



Key Highlights

- Close to M&S, Clarks, Hotel Chocolat and McDonalds
- Ground floor sales 723 sq ft (67 sq m), plus two upper floors
- A3 (café and restaurant) planning consent
- Suitable for development or change of use (STPP)
- Incentivised low starting rent

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Location

Nottingham is the principal city within the East Midlands and a major retail centre. The property fronts Hounds Gate, visible from the nearby pedestrianised Albert Street at its junction with Wheeler Gate, just off a high footfall position adjacent to Nottingham's main retail thoroughfare.

Nearby occupiers include Marks & Spencer, Clarks, Scribbler, The Body Shop, Hotel Chocolat and McDonalds.

Description

The property comprises a mid terraced building of traditional masonry construction beneath a pitched tiled covered roof.

The unit has traded as a Subway Sandwich Bar for the last 18 years and benefits from a double fronted glazed shop front on to Hounds Gate with retail trading space and ancillary rooms on the ground floor. There are a further two upper floors of ancillary accommodation comprising light storage and chilled stores.

Accommodation

AREA	SQ M	SQ FT
Ground floor sales	67.20	723
First Floor ancillary space	37.00	398
Second Floor ancillary space	37.10	399
TOTAL NIA	141.30	1,520

Planning

The property has an A3 (café and restaurant) planning use consent.

Interested parties should make their own enquiries with Nottingham City Council.

Contact

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Services

It is understood all mains services are available.

Business Rates

Rateable Value (2017)	£22,750
Rates Payable (2020/2021)	£11,352.25

EPC

D97

Tenure

The property is available by way of a new lease on flexible terms to be agreed at an initial incentivised commencing rent of £7,500 per annum exclusive.

Landlord may give consideration to a sale of the freehold interest, further information upon application.

VAT

All figures are quoted are exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs associated with any transaction.

Money Laundering Regulations

In accordance with the Money Laundering Regulations, the Purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors instructed.

Viewing & Further Information

Strictly by prior appointment with the Sole Agent, Savills.

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