16 Thurland St, Nottingham. NG1 3DR

BASEMENT RETAIL/LEISURE/GYM UNIT TO LET

Subject to vacant possession

www.boxprop.co.uk
0115 784 4777
West Bridgford, Nottingham
BOX property

16 Thurland St, Nottingham. NG1 3DR

BASEMENT RETAIL/LEISURE/GYM UNIT TO LET

LOCATION

Located within the heart of Nottingham City Centre, the property occupies a highly prominent and desirable trading position with a corner/ return frontage onto Thurland Street visible from Clumber Street.

The location benefits from being in close proximity to High Street and Clumber Street, Nottingham's prime pedestrianised retail thoroughfare and Exchange Arcade, a high-fashion boutique and shopping centre. The property is also close to the Intu Victoria Shopping Centre and Broadmarsh Shopping Centre.

Neighbouring occupiers include All Saints, Zara, French Connection, Sweaty Betty, Moss Bros, New Look, Space NK Apothecary, Santander, Roxy Ball Rooms and Mojo.

DESCRIPTION

The property comprises a substantial property comprising a ground floor entrance on Thurland Street leading to an open plan basement with high ceilings which can be accessed by both stairs and customer lift for DDA access. The premises benefits from a prominent and wide return frontage onto Thurland Street and Lincoln Street. A breakdown of the areas is provided in the accommodation schedule below;

Description	m^2	ft^2
Basement	427	4,600

The premises can be subdivided if required.

These measurements are given for information purposes only and prospective purchasers are should undertake their own measurements of the property.

RENT

The property is available at a rental of:

£on application per annum exclusive

PLANNING

The property benefits from planning consent for the following uses:

Class E (Commercial, Business, and Services)

Making the premises suitable for Retail, Restaurant, Gym and Café uses.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries with Nottingham City Council Planning department)

BUSINESS RATES

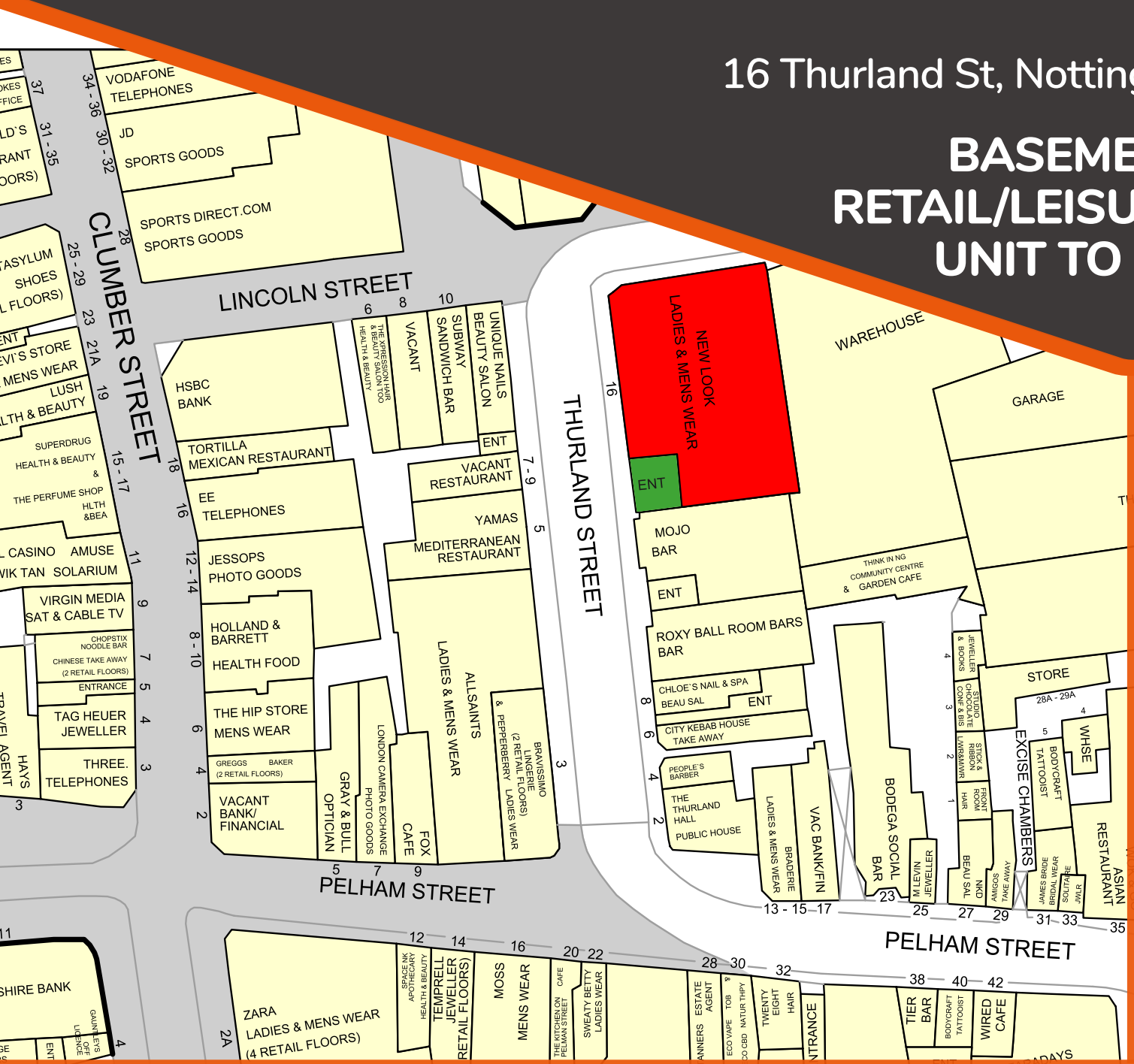
The rateable value of the premises is:

£To be re-assessed

(We advise prospective parties are advised to make their own enquiries with Nottingham City Council business rates department with regards to business rates related queries)

16 Thurland St, Nottingham. NG1 3DR

BASEMENT RETAIL/LEISURE/GYM UNIT TO LET



LEASE TERMS

The property is available on an effective FRI lease for a term of years to be agreed.

SERVICE CHARGE

Available on request.

OUTGOINGS

Each party is to be responsible for their own costs incurred in connection with this transaction.

FLOOR PLANS

A set of floor plans are available upon request. VAT Value added tax is applicable at the prevailing rate.

VAT

Value added tax is applicable at the prevailing rate.

www.boxprop.co.uk

0115 784 4777

West Bridgford, Nottingham

BOX property

FRANKIE LABBATE
Director

MAIL: frankie@boxprop.co.uk
MOB: 07930 406727

BEN TEBBUTT
Director

MAIL: ben@boxprop.co.uk
MOB: 07930 406608

Box Property give notice that These particulars do not constitute, nor, constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Box Property or the vendor/lessor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser/lessor must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/lessor does not make or give and neither Box Property or any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. Every care has been taken in the preparation of these particulars, but their accuracy cannot be guaranteed. All properties are offered subject to contract and availability. June 2017