



Ground Floor, 22-26 Carrington Street, Nottingham NG1 7FF

3,077 sq ft (286 sq m) • High calibre retail / leisure unit • High specification fit out



TO LET

Highly prominent and striking building in a busy location

Ideal for leisure, retail, bars and restaurants

Grade A specification

Impressive brand-new full height glazed shop front

Adjacent to the new Broadmarsh Car Park city centre development

Low business rates

TAKE A VIRTUAL TOUR

360°





Nottingham City Council illustration

A busy and highly visible location

The property is situated on Carrington Street in a prominent position benefiting from very strong footfall.

Carrington Street is the primary thoroughfare between Nottingham Train Station and the main office and retail areas of the city centre. Occupying a corner plot, the property is highly visible to passers-by.

Significant local investment

The property is located adjacent to the new Broadmarsh Car Park, offering 1,200 parking spaces on the doorstep. A landmark city centre development, Broadmarsh Car Park also contains a major Bus Station servicing local, regional and national routes, plus the new Nottingham Central Library and 8,568ft of retail space.

The public realm immediately outside the property is also being completely redeveloped, with £20 million being spent on providing full pedestrianisation around the new Broadmarsh Car Park from Carrington Street and Canal Street through to Lister Gate.

Ideal for a variety of occupiers

With strong levels of passing trade throughout the day, the property is ideally situated for retail or leisure. With a pedestrianised location, the property is also ideally situated for a bar, cafe or restaurant.



Nottingham City Council illustration



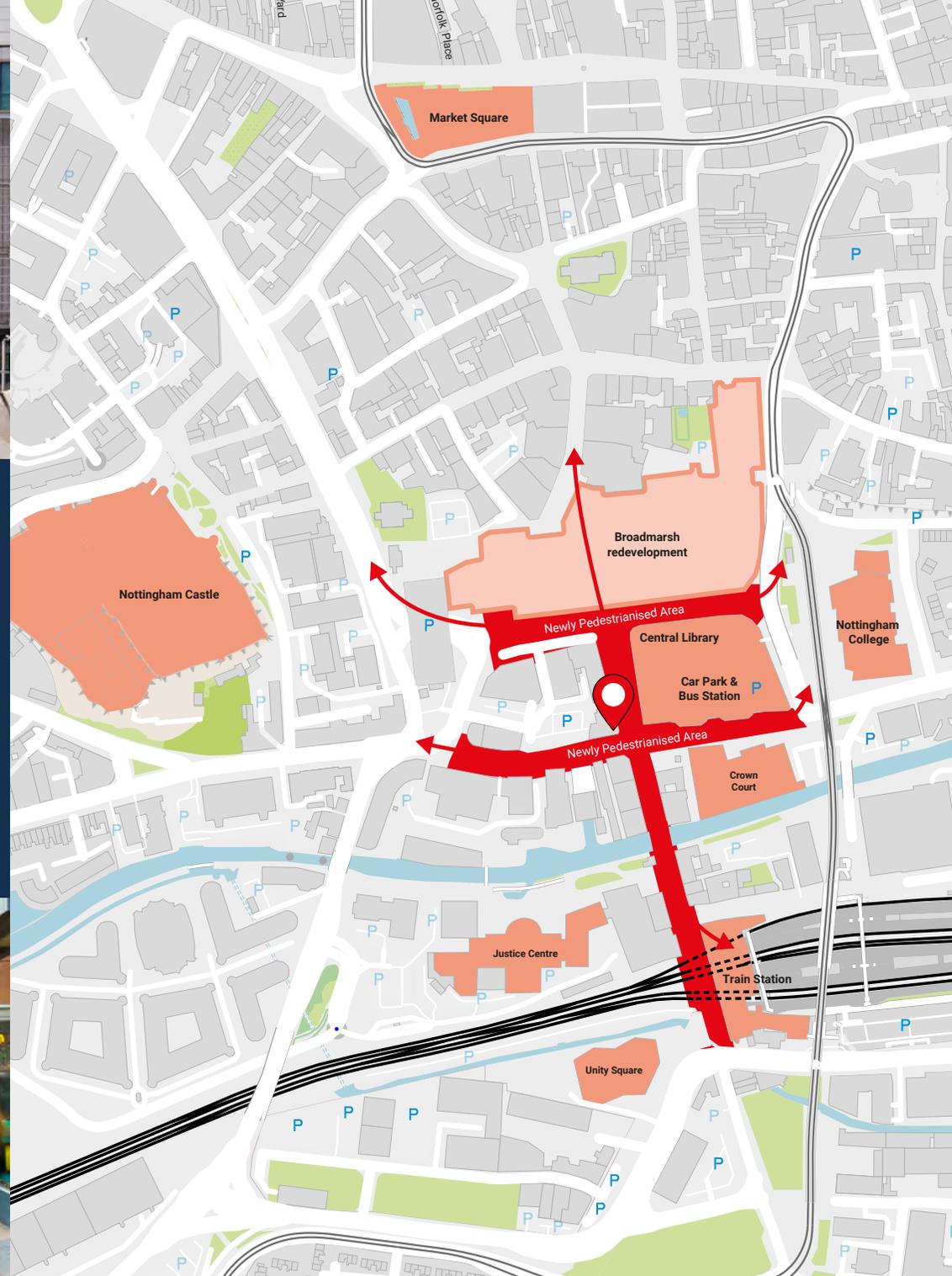


A vibrant area

As well as the Broadmarsh Car Park, the southside area is home to several exciting new developments.

Near to the property, the Nottingham College City Hub is a new campus for 2,000 students. Nearby is Unity Square, a new 260,000ft² regional HQ for HMRC accommodating 4,000 workers.

The property is on the main pedestrian route between the Train Station and the new Nottingham Castle visitor experience. The established and popular canalside leisure area, Nottingham Crown Courts and Justice Centres are all close by.

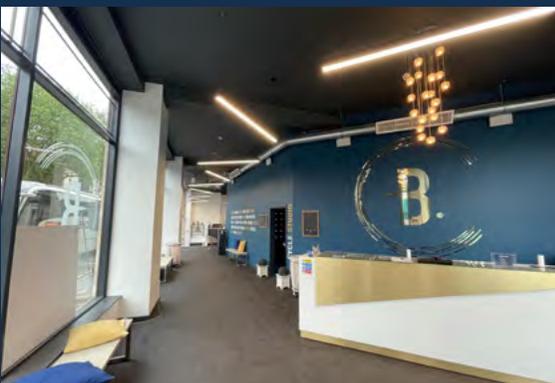




A prominent Grade-A property

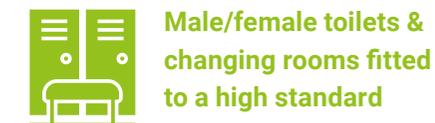
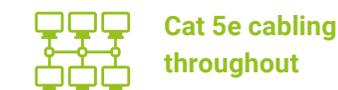
The property benefits from an impressive full height glazed shop frontage onto the newly pedestrianised Carrington Street. The unit has been tastefully renovated and fitted to a Grade A standard.

At present the premises are fully fitted as a fitness studio and is predominantly open plan in layout. The partitioning is light studwork and so the property can be reinstated or internally reconfigured at a relatively low cost.



Specification

The property includes the following specification:



Accommodation

The following sizes are approximate and are for guidance purposes only.

Description	Sq m	Sq ft
Net sales area	286	3,077
Gross area	294	3,163
ITZA	188	2,022

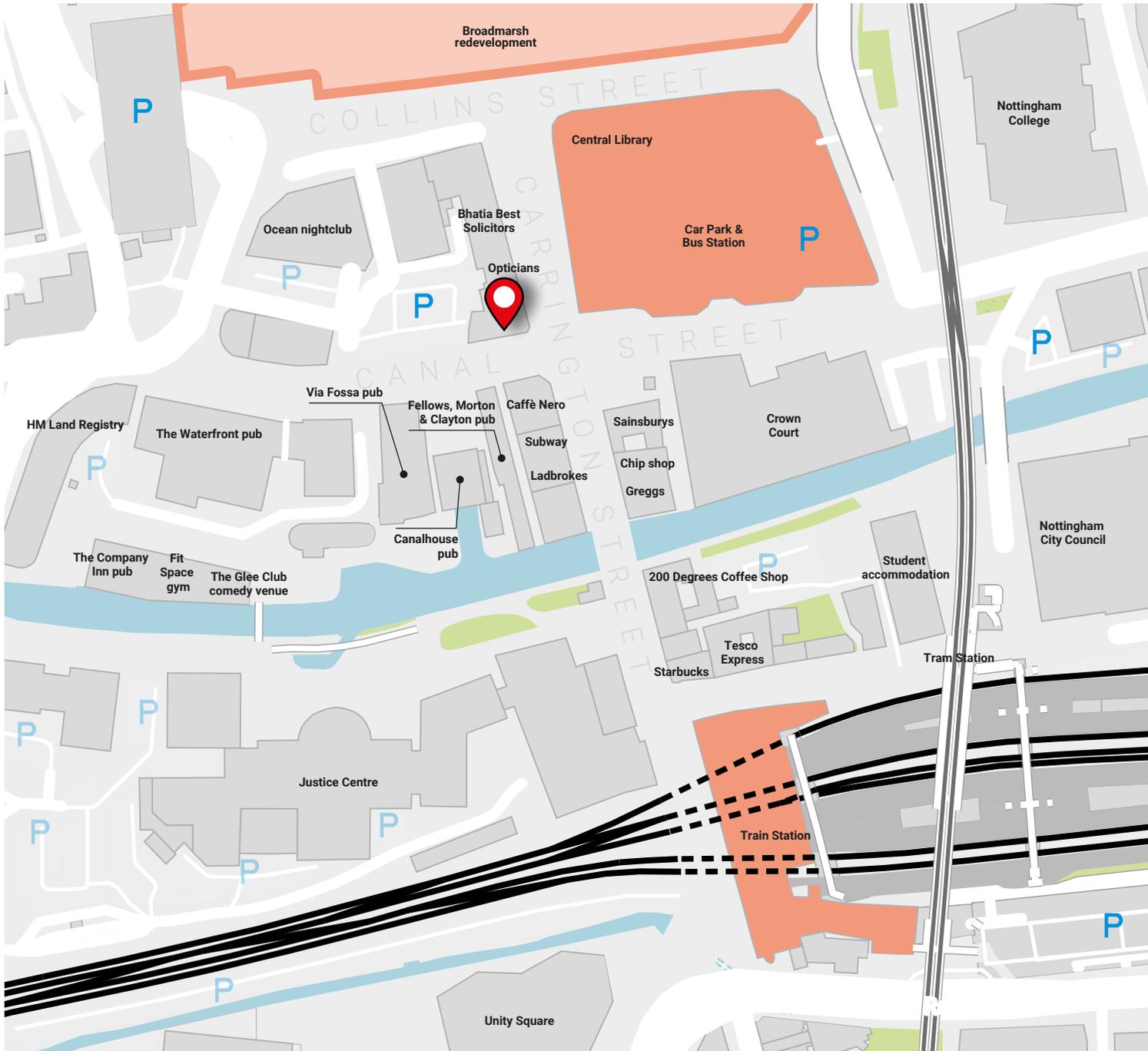
Equipment

The following equipment and fixtures are available to purchase separately by way of negotiation from the previous occupier:

- Air conditioning apparatus
- Ventilation system
- Fire alarm
- Security alarm
- Audio and lighting system in the studio
- Dyson hair dryers
- Dyson hand dryers
- Display units
- Storage facilities to include vanity units
- Coffee machine, water fountain and other kitchen appliances
- Reception desk
- Lockers
- Benches
- Table and chairs



Existing layout



The details

EPC rating

The property has an EPC rating of B.

Business rates

Business rates payable are £7,023.60 per annum.

Planning

The property benefits from Class E(b) (Commercial, Business & Service) which allows for the sale of food and drink on the premises.

Rent and lease term

The property is available at £60,000 per annum ex, by way of a Full Repairing and Insuring sub lease or assignment with expiry October 2024. Interested parties wishing to discuss a longer lease are advised to contact the sole marketing agents.

VAT

VAT is applicable to the rent and service charge at the prevailing rate.

Service charge

The annual service charge applicable to the premises is £3,600 pa ex + VAT. The service charge also includes all water bills.

Services

All mains services are available and connected with the exception of gas.

Legal Costs

Each party to be responsible for their own legal costs incurred in documenting the transaction.





Further information about this
property please contact:

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