
Unit 2, 6 Weekday Cross/Byard Lane
Nottingham | NG1 2GF

Excellent retail/leisure opportunity in an established Nottingham city centre pitch

83.79m² (902ft²)

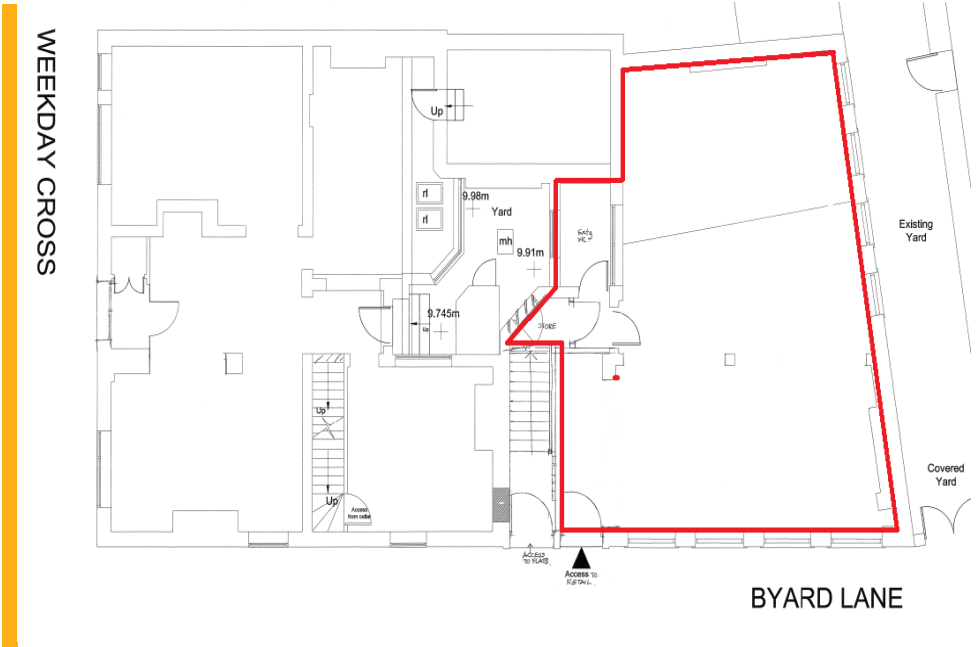
Plus Basement Stores



- Prime leisure location
- Located on a busy thoroughfare linking Weekday Cross, Fletcher Gate & Bridlesmith Gate
- Operators close by include YO! Sushi, All Bar One, Baresca and Café Coco Tang
- Planning granted for A1/A2 and A3
- Rent - £37,500 per annum

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To Let



Location

The subject property is situated in a “clever” location, just off Bridlesmith Gate, in a high profile position opposite Fletcher Gate multi-storey car park and the Tram stops.

Located around the unit are a number of bar and restaurant operators including the likes of YO! Sushi, All Bar One, Piccolino, Das Kino, Baresc, Café Coco Tang and Veen0.

However, there are also a number of retailers close by including Paul Smith, Hugo Boss, Reiss Menswear, Pretty Green and Two Seasons.

Accommodation

The proposed development will create a ground floor retail/leisure unit with frontage onto Byard Lane. The property provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor	83.79	902
Basement Stores	78.00	839
Total	161.79	1,741

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).

Units 1 and 2, 6 Weekday Cross could potentially be combined to create a total area of approximately:-

**180.23m² (1,940ft²)
plus Basement Stores**



Lease

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

The premises are available at a rent of:-

£37,500 per annum

Business Rates

The Rateable Value will need to be assessed upon occupation due to the reconfiguration and creation of the unit.

Planning

We understand the property has planning consent for:-

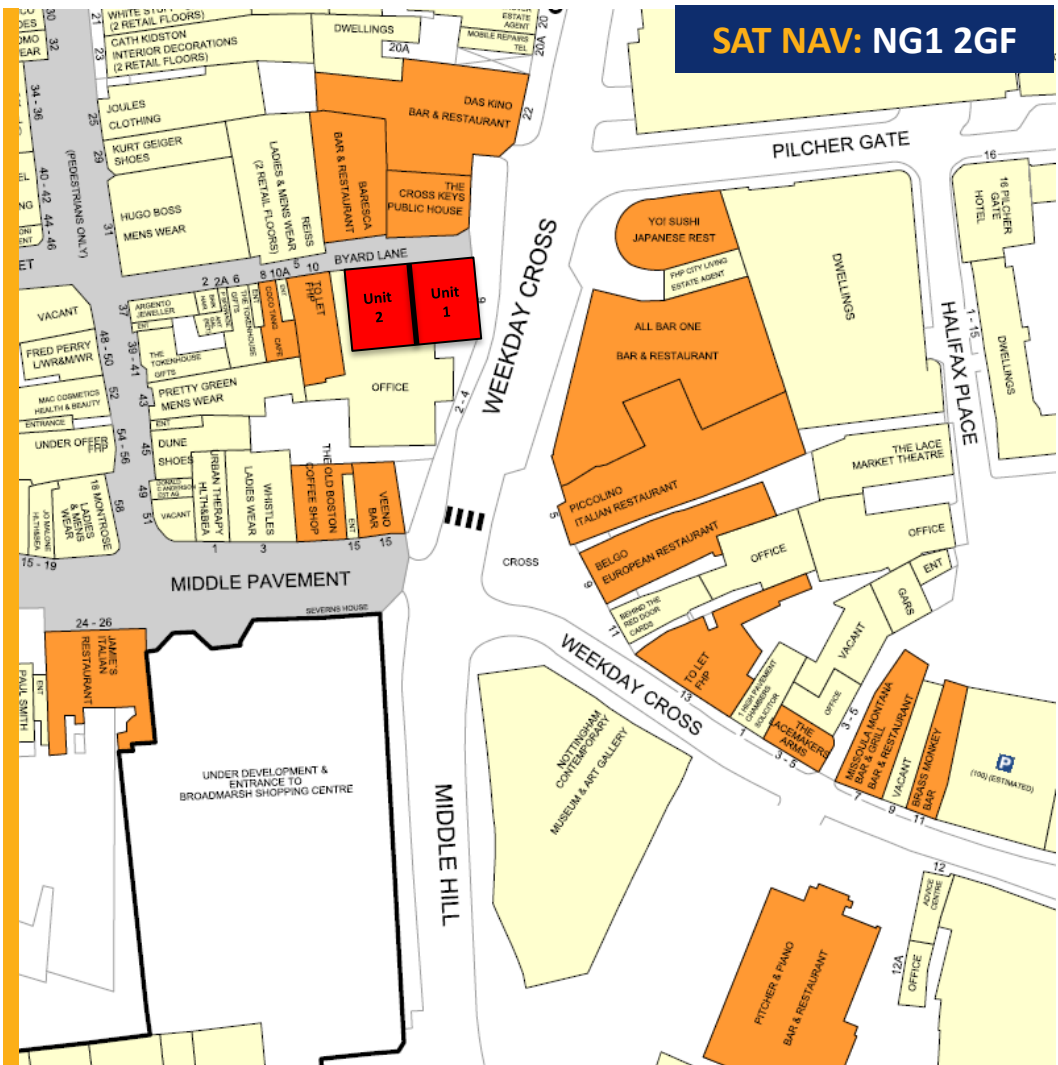
- A1 (retail)**
- A2 (financial & professional services)**
- A3 (café & restaurant)**

This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Nottingham City Council Planning Department.

Legal Costs

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

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For further information or to arrange to view please contact:

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