

10 Byard Lane  
Nottingham | NG1 2GJ

## Retail/Leisure Opportunity Nottingham City Centre

98m<sup>2</sup> (1,055ft<sup>2</sup>)



- Sought after retail and leisure pitch
- Operators close by include Reiss, Hugo Boss, Baresca, Café Coco Tang, YO! Sushi and All Bar One
- Formerly the first ever Paul Smith retail store
- Planning granted for A1, A2 and A3
- Rent £35,000 per annum



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**To Let**



## Location

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Formerly occupied by Paul Smith, the property is situated in a 'clever' pitch on Byard Lane which is a busy thoroughfare linking Fletcher Gate car park and tram stops to Nottingham's prime fashion pitch of Bridlesmith Gate.

Byard Lane is home to an eclectic mix of retail and leisure which includes Reiss, Hugo Boss, Baresca, Café Coco Tang and YO! Sushi.

## The Property

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The property comprises a ground floor retail unit. Planning has been granted for use classes A1, A2 and A3, making the property suitable for a wide variety of users.

## Accommodation

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The property provides the following accommodation:-

Description		
Gross Frontage	5.49m	18'0"
Internal Width	4.93m	16'2"
Shop Depth	15.90m	52'1"
Ground Floor	98m <sup>2</sup>	1,055ft <sup>2</sup>



## Planning

The premises benefit from planning consent for:

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

## Lease

The property is available on a new 10 year lease subject to a 5 year upward only rent review on effective full repairing and insuring terms.

## Rent

The property is available at a rent of:-

**£35,000 per annum**

## Business Rates

We are verbally advised by Nottingham City Council Business Rates Department that the premises are assessed as follows:

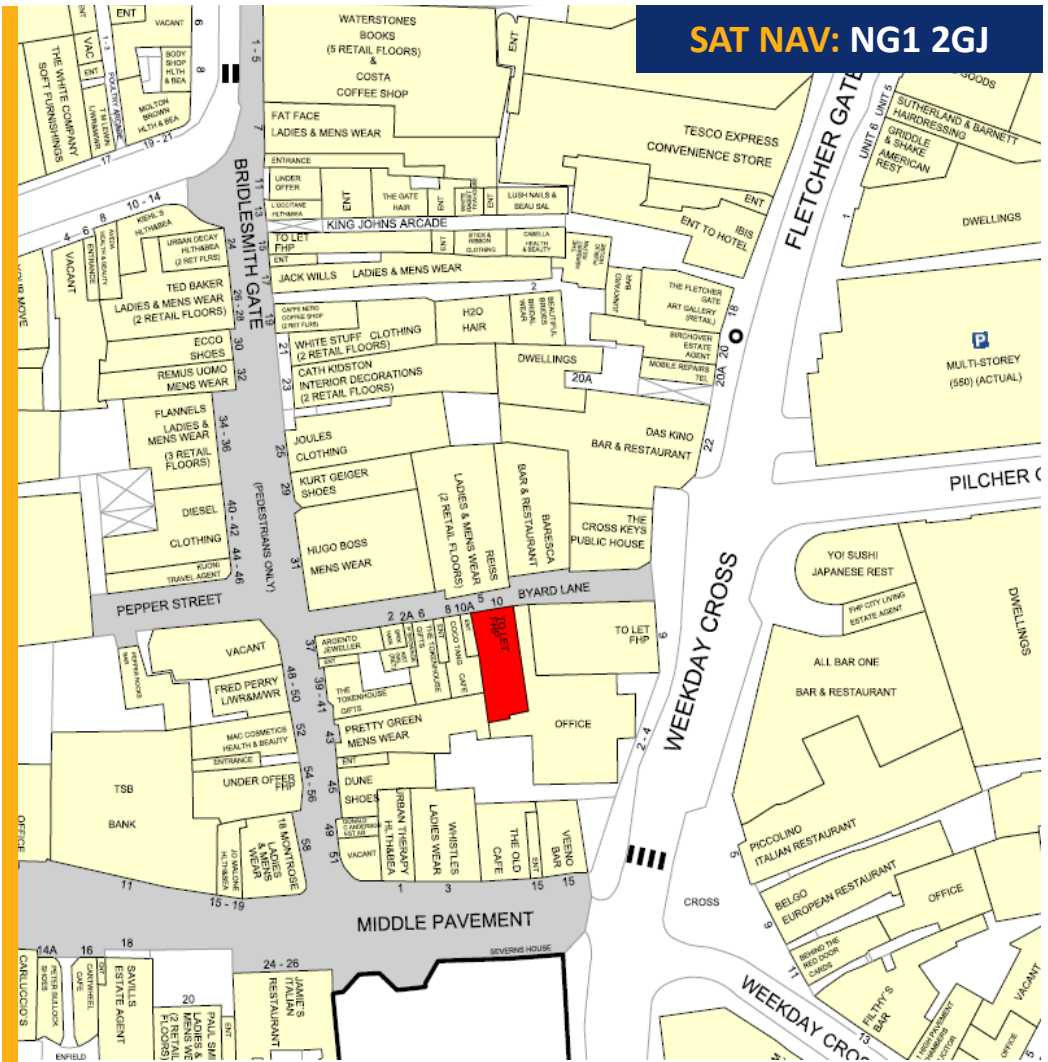
**Rateable Value £22,250**

The current UBR is 48.0p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

## Legal Costs

Both parties to be responsible for their own legal costs.

**SAT NAV: NG1 2GJ**



**For further information or to arrange to view please contact:**

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