

11 Trinity Square
Nottingham | NG1 4AF

Retail premises on busy pedestrianised location in Nottingham City Centre fronting Trinity Square

43.20m² (466ft²)



- Prominent and popular location
- Well located in Nottingham City Centre
- Close proximity to the Corner House and Intu Victoria Centre
- A1 (Shops) Consent
- Nearby occupiers include Son of Steak, Tamatanga, Nandos, Pizza Hut, GBK, Turtle Bay, KFC, Trinity Goldsmiths Jewellery and Bargain Buys

**FHP**
www.fhp.co.uk

To Let



Location

The property fronts Trinity Square, which is a vibrant hub of activity with an eclectic collection of bars, restaurants and national and independent retailers. Trinity Square is located a short distance from Intu Victoria Centre and abuts The Cornerhouse Leisure Scheme which is anchored by a 14 screen IMAX Cineworld Cinema, Genting Casino and Adventure Golf. A number of the cities principal bus stops are located a short distance away on Milton Street and Upper Parliament Street servicing the outer suburbs.

Occupiers in the vicinity include Son of Steak, Tamatanga, GBK, Turtle Bay, KFC, Nandos, Pizza Hut, Trinity Goldsmiths, Handmade Nottingham, Green Healthcare, Bargain Buys and Evoke Hair.

Accommodation

The premises provide the following accommodation:-

Description	m ²	ft ²
GF Sales	35.50	383
GF Office	7.70	83
Total	43.20	466

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



Lease Terms

The premises are available by way of subletting or assignment subject to covenant. The current lease expires on 30th January 2030.

Rent

The current rent passing is:-

£14,500 per annum

Planning

The current planning use for the property is:-

A1 (Shops)

The property may be suitable for A2, A3 or A4 use subject to obtaining the necessary planning consent.

Business Rates

We are verbally advised by Nottingham City Council Business Rates Department that the property has the following assessment:-

Rateable Value: £14,000

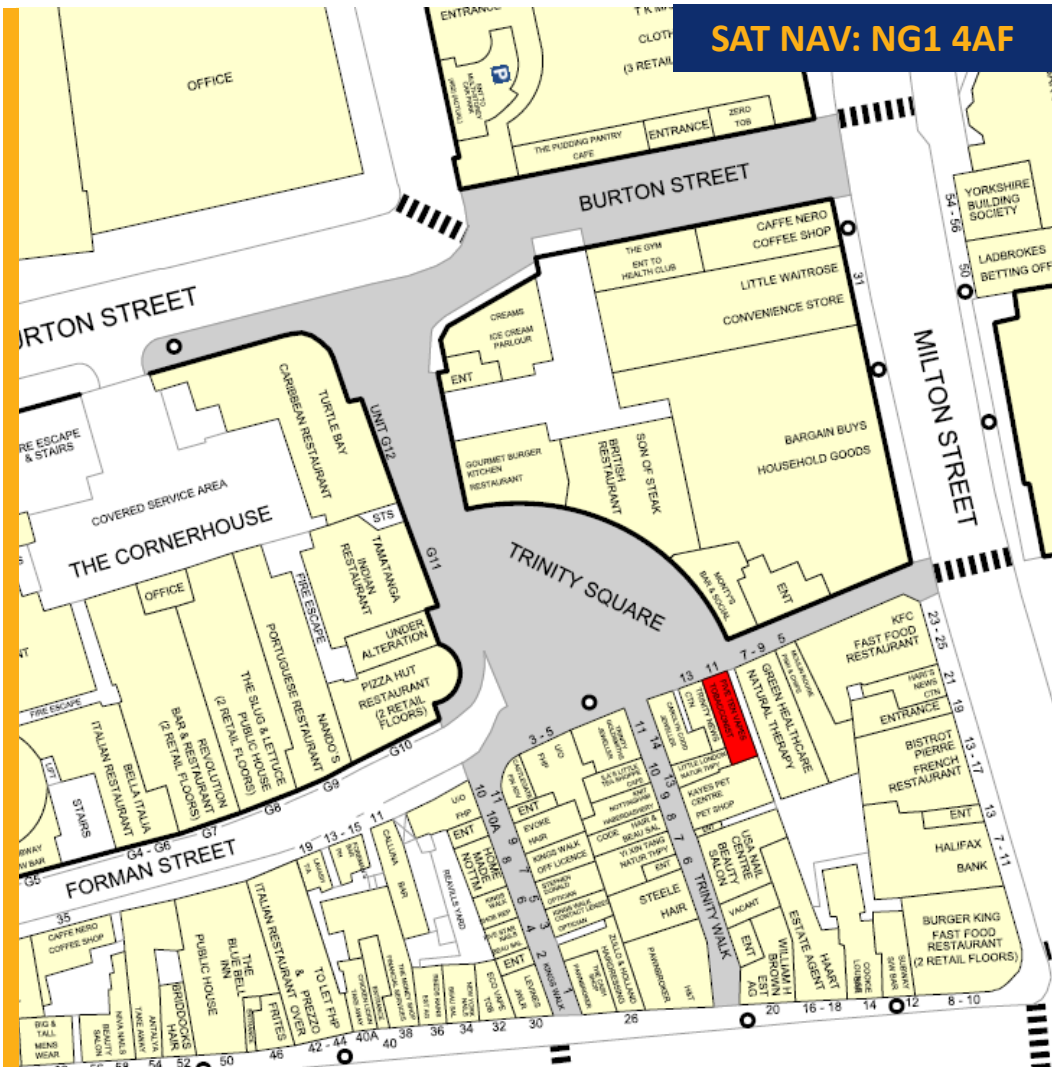
The current UBR is 49.1p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

EPC

A copy of the EPC is available upon request.

Legal Costs

Each party are responsible for their own legal costs incurred.



For further information or to arrange to view please contact:

Oliver Marshall

T: 0115 841 1142

M: 07887 787 885

E: oliver@fhp.co.uk

Will Hargreaves

T: 0115 8414791

M: 07977 014460

E: will@fhp.co.uk



Fisher Hargreaves Proctor Ltd. 10 Oxford Street, Nottingham, NG1 5BG

15/05/2019

Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. FHP 06/09. E&OE.