

# Retail & Leisure

42A Friar Lane, Nottingham NG1 6DQ



## RENT!

**£19,950 per annum**

## Prominent Retail/A2 Unit in City Centre Location

- Close to The Market Square
- Occupiers in the vicinity include Burton, Forbidden Planet, Games Workshop, The Money Shop, Boots Opticians and Walkabout
- Fronting several central Nottingham Bus terminal bus stops
- 45 sqm (484 sq ft) sales *plus* ancillary

### Location:

The property is located on Friar Lane, a strong retailing pitch within Nottingham's city centre core. Friar Lane links The Market Square with Maid Marian Way and is a busy route for both pedestrians and bus traffic.

Other retailers located on Friar Lane include Costa Coffee, Burton, Forbidden Planet, Games Workshop, The Money Shop and Boots Opticians.

### Description:

The property comprises a ground floor retail unit of regular shape and appealing size.

The open plan ground floor sales area currently has a 'bank style' counter arrangement installed however would lend itself to refitting as a single open plan sales area.

The basement area offers ancillary staff and amenity accommodation with office and storage potential.

### Accommodation:

Ground Floor Sales:	45 sq m (484 sq ft)
Basement staff/stores/office	48 sq m (518 sq ft)
Internal Width at front:	4.8 sq m

### Terms:

The property is immediately available by way of a new lease on effectively full repairing and insuring terms for a number of years to be agreed and at a commencing rent of:-

**£19,950 per annum**

A service charge is payable in respect of maintenance and upkeep of the building, and parts.

**Interested? Contact Robert Maxey 0115 979 3496 / 07967 603091 [rmaxey@heb.co.uk](mailto:rmaxey@heb.co.uk)**

**0115 950 6611**

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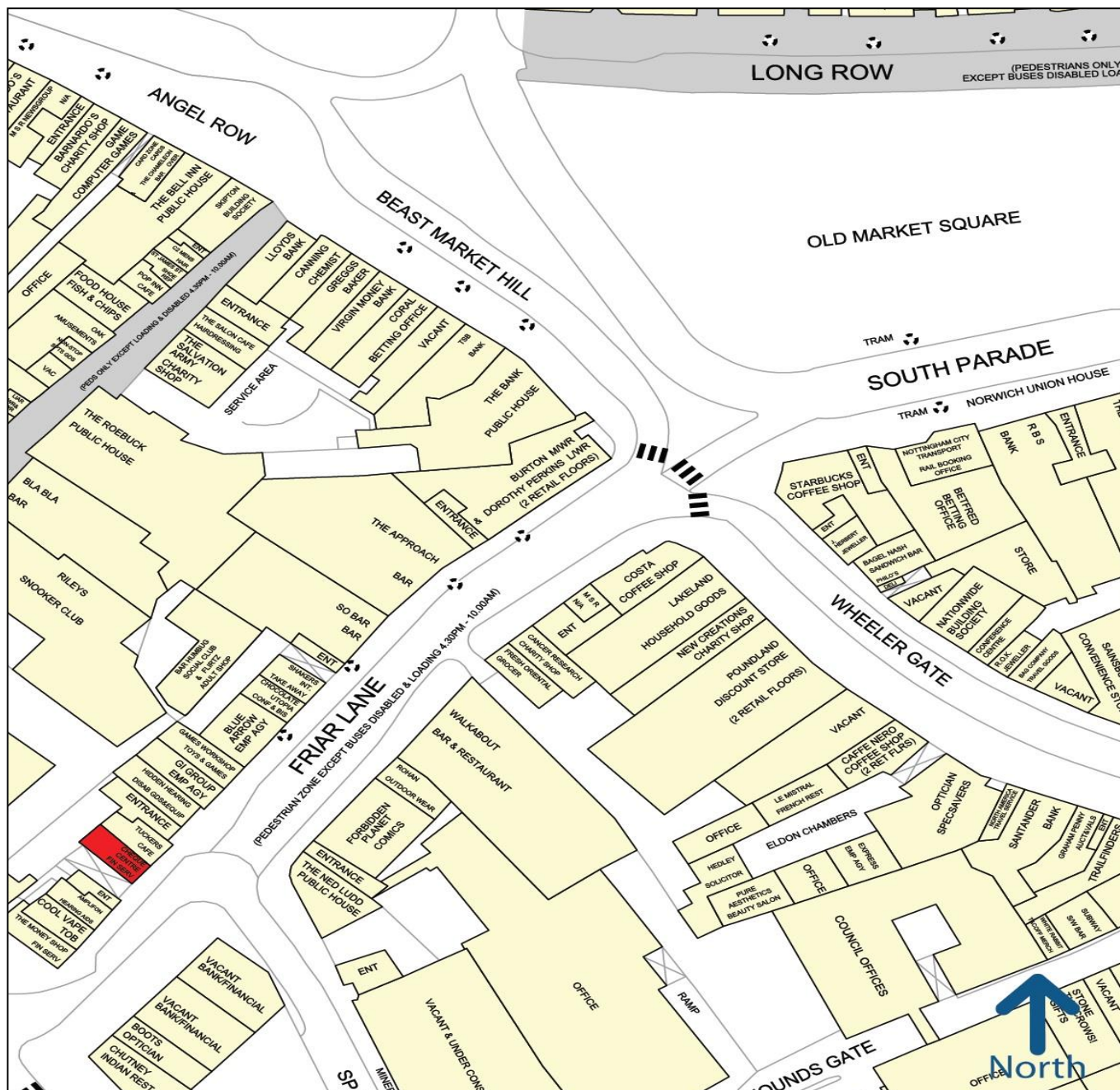
Rateable Value: £16,250  
Rates Payable 2014/15: £7,833

### Planning:

The premises were last occupied by 'The Cheque Centre' for a number of years and we believe has the benefit of an A2 (Offices for visiting member of the public) planning consent. We believe this or a standard A1 (Retail) use is permissible however intending occupiers are advised to discuss their use with Nottingham City Council Planning Department.

The above terms and conditions are subject to VAT at the prevailing rate.

EPC: D 98



a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.