## Retail & Leisure

42A Friar Lane, Nottingham NG1 6DQ







£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

#### **Business Rates**

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

Note: We believe that additional small business/small retail relief may be applicable - details upon application

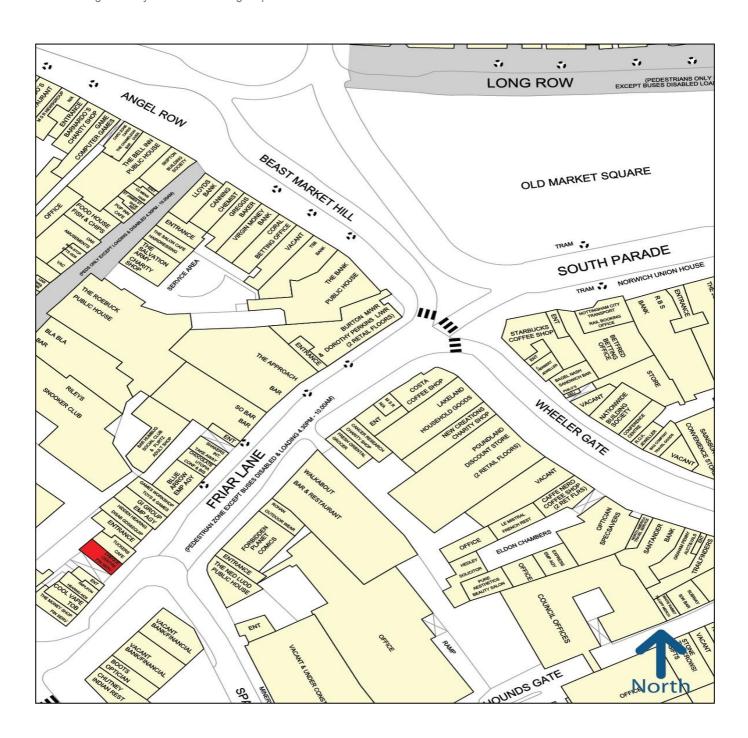
## Planning:

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.

#### VAT:

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

**EPC**: D 98



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