

RETAIL & LEISURE OPPORTUNITY

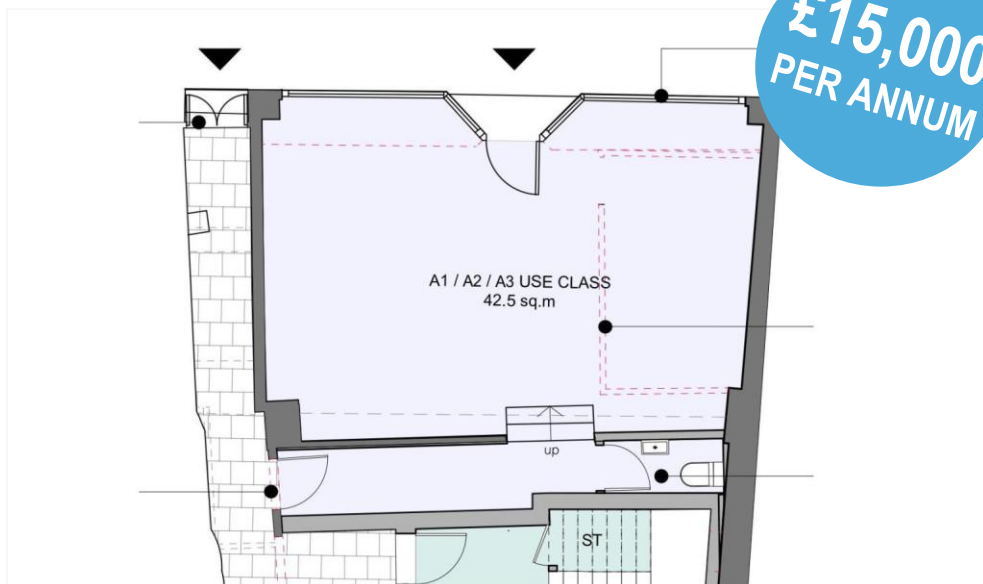
20 St James's Street, Nottingham NG1 6FG



RENT!

RETAIL & LEISURE OPPORTUNITY IN THRIVING INDEPENDENT PITCH
AVAILABLE SEPTEMBER 2021

- Under development - new retail unit situated on St James's Street
- 42.5 sq m (457 sq ft)
- Nearby occupiers include The Malt Cross, The Roebuck Inn, Oz Bar & The Park Plaza Hotel



LOCATION:

The property is situated in Nottingham city centre on St James's Street which forms a busy link way between Maid Marian Way and The Old Market Square.

St James's Street is a well established retail and leisure pitch with a number of notable operators including, Oz Bar, The Roebuck Inn, Ducky Gift Shop and The Malt Cross.

DESCRIPTION:

The accommodation is arranged over the ground floor within a three storey brick built, mixed use building.

Internally, the accommodation is open plan with a fully glazed timber shopfront.

There will to be a WC and rear service passage.

ACCOMMODATION:

DEMISE	SQ M	SQ FT
Ground Floor Retail:	42.50	457

TERMS:

The property is available on a new FRI lease for a term to be agreed.

TENURE:

Leasehold.

RENT:

The property is available to rent at a level of:-

£15,000 Per Annum
(Fifteen Thousand Pounds)

RATES:

The property is due for reassessment as it is currently under development.

PLANNING:

A1 (Shops)
A2 (Financial & Professional Services)
A3 (Restaurant)
within use class E

VAT:

Vat is applicable to the rent.

EPC:

Available upon application.

Interested? Contact Nick Morgan 0115 979 3495 nmorgan@heb.co.uk
OR Will Torr 0115 979 3491 wtorr@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



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