

TO LET

12 Albert Street, Nottingham, NG1 7DA

Prime Retail Unit

Hartnell
TaylorCook

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Location - NG1 7DA

Nottingham is the commercial hub and largest retail centre of the East Midlands. The property is located on Albert Street, which together with adjacent Lister Gate, forms the prime retail pitch leading to the Broadmarsh Centre.

The property is situated opposite M&S, with The 3 Store, Hotel Chocolat, Gloria Jean's Coffee, Body Shop and H&M located nearby.

Description

The premises comprise ground floor and three upper floors. The ground floor retail unit has prominent glazed frontage to Albert Street and the three upper floors are used as ancillary storage and staff accommodation.

Accommodation

The property provides the following approximate areas:-

Ground Floor	78.9	sq. m.	849	sq. ft.
First Floor	72	sq. m.	775	sq. ft.
Second Floor	26.2	sq. m.	282	sq. ft.
Third Floor	29.5	sq. m.	318	sq. ft.
Total:	206.6	sq. m.	2,224	sq. ft.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£61,000 per annum exclusive.

Planning

This property has Class E planning consent. Additionally, planning application for Sui Generis use has been submitted.

Rates

Rateable Value: £82,000

UBR 21/22: 51.2p

Rates Payable: £41,984 per annum.

Interested parties are advised to verify the rates payable with the Local Authority.

EPC

Available on request.

Legal Costs

Each party to be responsible for their own legal and other costs incurred in the transaction.

Viewing

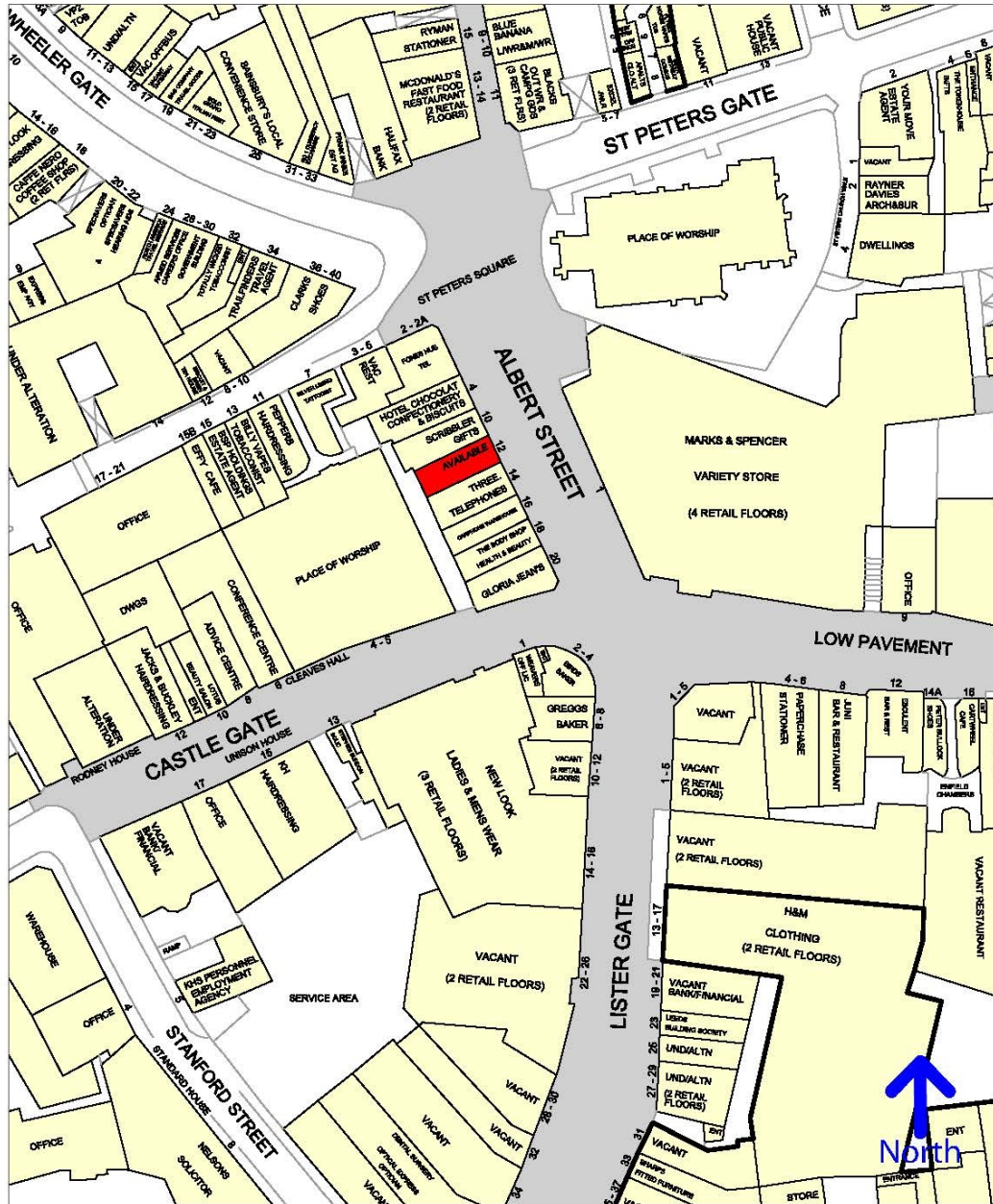
For further information or to arrange an inspection please contact Victoria Perkins, Jonathan Moore or Rob Amey at Hartnell Taylor Cook or our joint agent, Sam Hall / Matthew Hannah at Innes England. - 0115 924 3243

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Nottingham Central



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