

2-4 Albert Street
Nottingham | NG1 7DA

Prime Corner Retail Unit Opposite M&S Subject to Vacant Possession

103.96m² (1,119ft²)



- 100% prime retail pitch opposite Marks & Spencer
- Nearby occupiers include Hotel Chocolat, Skechers, 3 Store, Carphone Warehouse, The Body Shop, Pret, Hotter Shoes, Clarks, New Look, River Island and H&M
- Ground floor sales 103.96m² (1,119ft²)
- Upper floor ancillary 185.25m² (1,994ft²)
- £130,000 per annum exclusive



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To Let



Location

Nottingham is the principle city and dominant retail centre in the East Midlands. The property occupies a prominent corner position on the 100% prime pedestrianised Albert Street and is highly visible from Wheeler Gate, Exchange Walk and St Peters Gate. The property is situated opposite Marks & Spencer, with occupiers such as Hotel Chocolat, Skechers, 3 Store, Carphone Warehouse, The Body Shop, Pret, Hotter Shoes, Clarks, New Look, River Island and H&M located nearby.

Albert Street leads through to Lister Gate and onto intu Broadmarsh. The proposed redevelopment of intu Broadmarsh is scheduled to start on site in late 2018, with the opening scheduled for winter 2020. The £120 million redevelopment will provide a mix of retail and leisure accommodation and a new 1,400 space multi storey car park and bus station. The scheme will be anchored by The Light Cinema and Hollywood Bowl with further names set to be announced.

Accommodation

We understand that the property provides the following approximate areas:

Description	M ²	Ft ²
Ground Floor Sales	103.96	1,119
First Floor Stores	89.09	959
Second Floor Stores	96.15	1,035
Total	289.20	3,113

(This information is given for guidance purposes only)



Rent

The premises are available by way of a new lease for a term of years to be agreed, subject to 5 yearly rent reviews, at a rent of:

£130,000 per annum exclusive

Vacant Possession

Vacant possession if available from 14 October 2018.

VAT

VAT is applicable at the prevailing rate.

EPC

Details available upon request.

Business Rates

We are verbally advised by Nottingham City Council Business Rates Department that the property is assessed as follows:

Rateable Value 2018: £135,000

The current UBR is 49.3p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

Planning

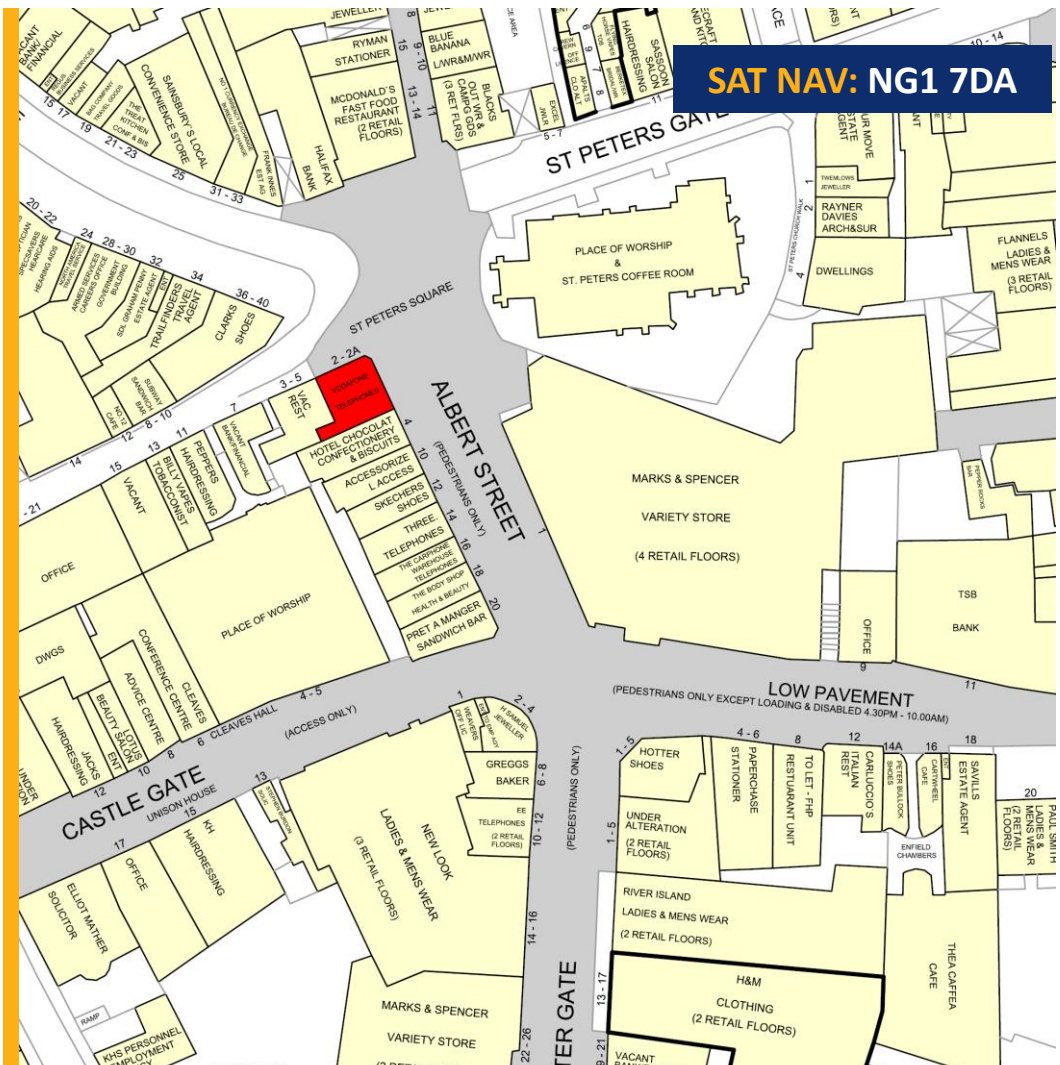
We understand the property has planning consent for:

A1 (Shops)

and may be suitable for an alternative use, subject to planning.

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Nottingham City Council on 0115 915 5555).

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