



**BNP PARIBAS  
REAL ESTATE**

# RETAIL UNIT TO LET

Norfolk House,  
Queen Street,  
Nottingham,  
NG1 2BN



## LOCATION

The Property occupies a prominent position in Nottingham city centre at the junction of Queen Street and Upper Parliament Street.

Nearby occupiers include The Alchemist Bar, Cope Jewellers, Powerhouse Fitness, Theatre Royal & Royal Concert Hall and Debenhams Department Store.

## DESCRIPTION

The Property provides ground floor retail and part first floor office accommodation. The Property benefits from a secure service yard accessed from Norfolk Place. The Property comprises of the approximate floor areas:

Floor	Net Internal Area (sq. ft.)
Ground Floor Retail	3,493
Ground Floor Office	1,396
First Floor	1,005
<b>Total</b>	<b>5,894</b>

## TENURE

The Property is available by way of an assignment or sublease of the existing 15-year lease expiring 23 November 2030. A new lease may be available by separate negotiation.

## VIEWING ARRANGEMENTS

James Gladstone

☎ 020 7338 4065  
078 2688 9605

[james.gladstone@realestate.bnpparibas](mailto:james.gladstone@realestate.bnpparibas)

## RENTAL

£100,000 per annum.

## RATES

We are advised that the property is assessed as follows:

Rateable value	£107,995
UBR	0.493
Rates payable	£53,241

Interested parties are advised to make their own enquiries with the local authority.

## USE

The property has A1 planning consent but the lease also permits A2. Suited to A3 subject to planning.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## EPC

An EPC is available on request.

Alex Buckingham

☎ 020 7338 4178  
077 3331 0569

[alex.buckingham@realestate.bnpparibas](mailto:alex.buckingham@realestate.bnpparibas)

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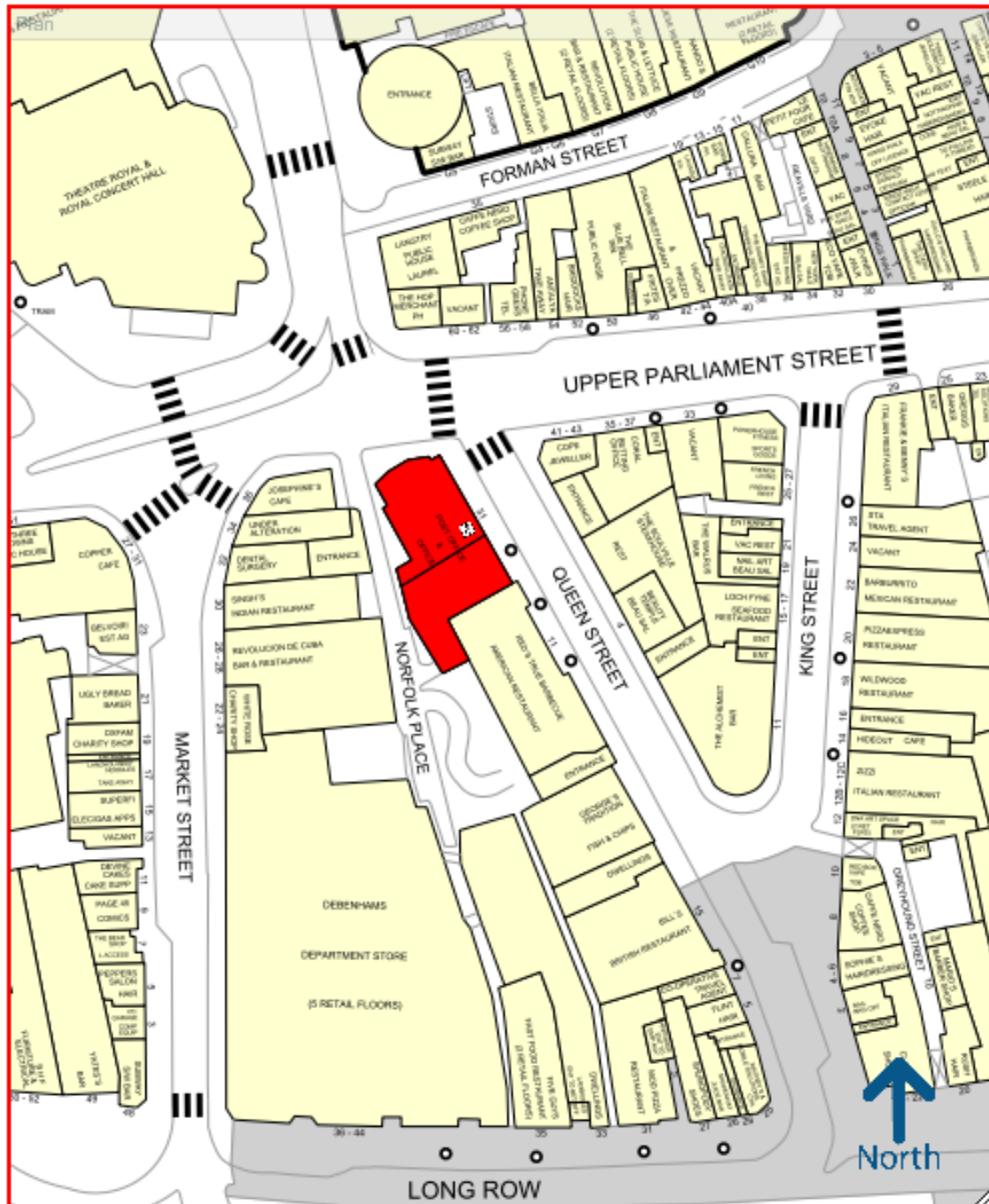
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Nottingham Central



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Scale

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