



3/5 Hounds Gate, Nottingham, Nottinghamshire NG1 7AA

Retail unit

- ▶ **Available due to abortive negotiation**
- ▶ **Close to M&S, Hotel Chocolat, Pret and Scribbler**
- ▶ **Ground floor retail unit with basement**
- ▶ **1,328 sq ft**

For enquiries and viewings please contact:



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Location

The property is situated on Hounds Gate in Nottingham's city centre. Hounds Gate runs between Wheeler Gate and Maid Marian Way. The property is in a prominent location and is located in a high footfall position adjacent to Nottingham's main retail thoroughfare.

Description

Nottingham is the principal city and dominant retail centre in the East Midlands with a shopping catchment of 3.2 million people and an estimated retail spend of £13 billion pounds. Major multiple retailers located in the city include Marks & Spencer, Primark, John Lewis and Debenhams.

The property comprises a double fronted ground floor retail unit with basement storage and w/c facilities. The building is Grade II listed and falls within Nottingham's Market Square Conservation Area.

Accommodation

	Sq M	Sq Ft
Ground floor	77.7	836
Basement	45.7	492
Total	123.4	1,328

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

Services

It is understood that all mains services are available.

Planning

It is our understanding that the premises have a current planning consent for use as Class A3 (Restaurants & Cafes), under the Use Classes Order 1987. Interested parties should verify this with Nottingham City Council.

Tenure

The premises are available by way of a new lease for a term of years to be agreed.

Business Rates

We have been advised by Valuation Office Agency that the property is assessed as follows:

Rateable Value £27,500*

*This Rateable Value contains stores within the upper floors of the property. The ground floor and basement will need to be separately assessed, therefore the Rateable Value should decrease for the space available to let.

Rent

£32,500 per annum

VAT

All figures quoted are exclusive of VAT if applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

An EPC is not required as the building is Grade II listed.

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 17-Jun-2019





Nottingham Central

