



PRIME RETAIL UNIT TO LET

Ground and Part First Floor,
Norfolk House,
47 Upper Parliament Street,
Nottingham,
NG1 2BN



LOCATION

Norfolk House occupies a prominent corner position in Nottingham city centre at the junction of Queen Street and Upper Parliament Street. The self-contained retail unit is accessed directly off Queen 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 and part first floor retail space comprising of the approximate floor areas:

Floor	Net Internal Area (sq. ft.)
Ground Floor	4,888
First Floor	1,004
Total	5,892

TENURE

The property is available from May 2019 by way of an assignment or sublease of the existing 15-year lease expiring 23 November 2030.

VIEWING ARRANGEMENTS

James Gladstone

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RENTAL

Rent on asking.

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.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

An EPC is available on request.

Jacob Foy

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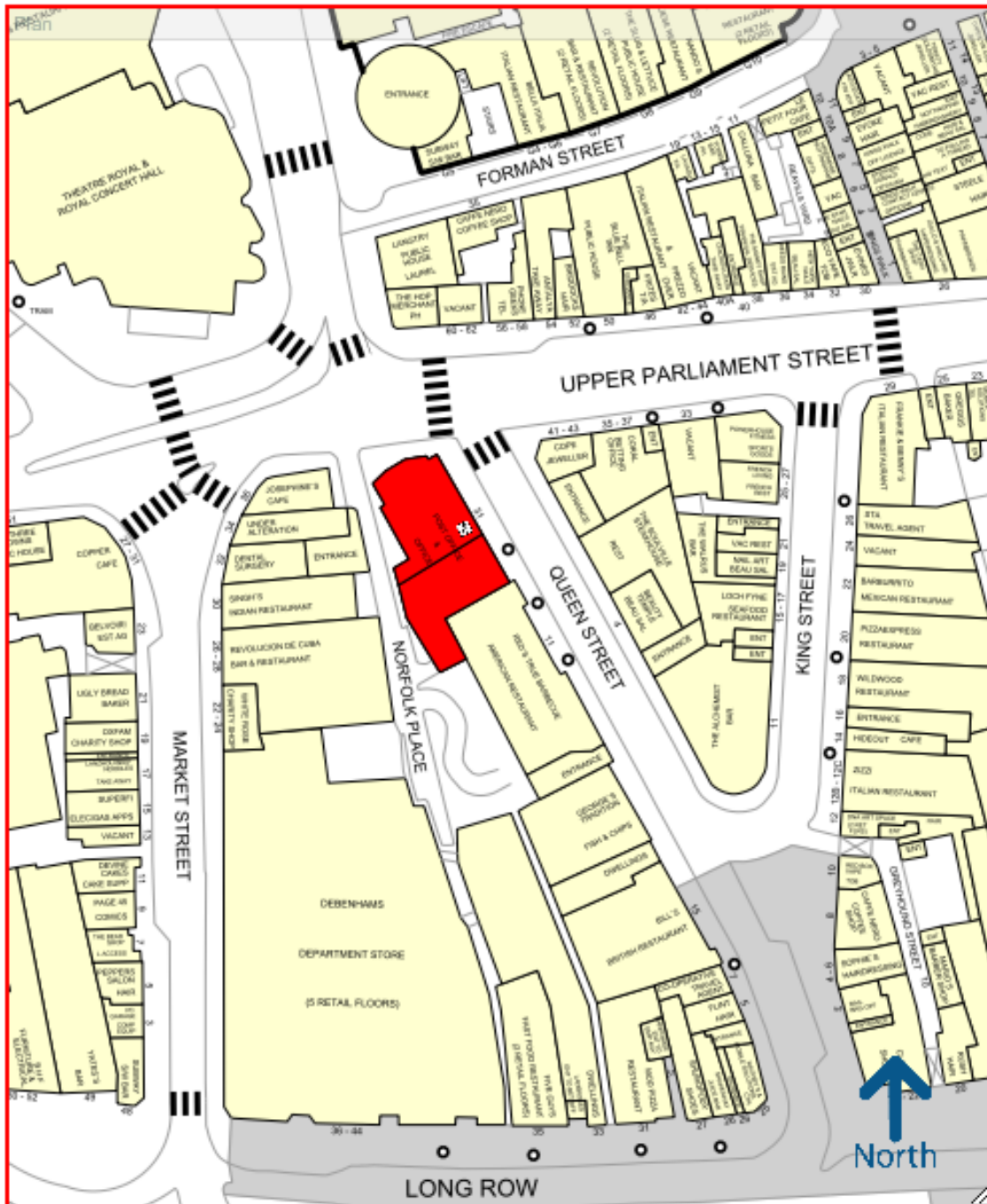
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Scale

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