

Centrally Located Retail Unit

65.3 sq m (703 sq ft)

21 Pelham Street, Nottingham, NG1 2EG

To Let



- Central location
- Ready for tenant fit-out
- Suitable for a variety of uses subject to planning
- Immediately available



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Location

The subject property is situated with frontage to Pelham Street which comprises a pedestrianised retail thoroughfare linking Clumber Street and High Street with Carlton Street and Goose Gate. The property itself is a short distance to the east of the Old Market Square and the prime shopping thoroughfare of Clumber Street and Bridlesmith Gate which together provide a direct pedestrianised route between Nottingham's two main shopping centres – Victoria Centre and the Broadmarsh Centre.

The Property

The premises comprise a self-contained ground floor shop with ancillary area.

The property has recently undergone a full refurbishment and as such is predominantly open plan and ready for tenant fit-out.

Accommodation

The property has the following approximate net internal floor areas:-

Total sales area:	65.3 sq m	(703 sq ft)
ITZA:	57.3 sq m	(617 sq ft)
Ground floor ancillary space:	8.0 sq m	(87 sq ft)

Services

Mains supply of water and electricity are evident within the retail unit but we can provide no warranty with regard to their capacity or connectivity.

Town & Country Planning

Nottingham City Council have confirmed that the property has consent for uses falling within sui-generis classification of the Town & Country Planning (Use Classes) Order 1987.

Rates

Charging Authority:	Nottingham City Council
Description:	Betting shop & premises
Rateable Value:	£19,250
Period:	2019/2020

Tenure

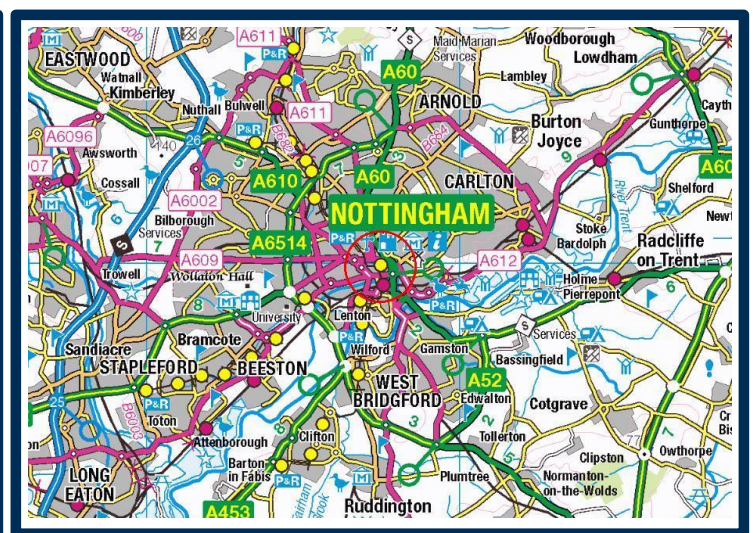
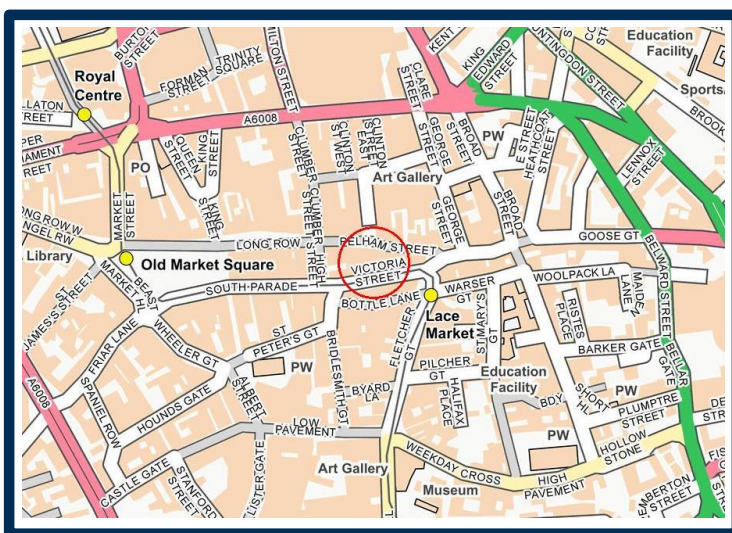
The property is available by way of an assignment or sublease to expire in June 2022.

Rent

£21,500 per annum exclusive. The rent will be payable quarterly in advance on the usual quarter days by bankers standing order.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the transaction.



Viewing

Strictly by prior appointment
with the sole agents.

Sunny Landa

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Property Misdescriptions Act: 1. Statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agents, the Vendor or Lessor. They are made subject to contract and form no part of any contract or warranty. 2. Particulars are prepared in good faith, to give a fair overall view of the property. If anything is particularly relevant to your interest, ask for further information. These particulars are believed to be correct; accuracy is not guaranteed. 3. The particulars are not a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. Information on services is based on information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to purchase. 4. Photograph/s depict only certain parts of the property; it should not be assumed that any contents or furnishings, furniture etc in the photograph/s are included within the sale. 5. Dimensions, distances and floor areas are approximate. Plan areas and measurements are based on Ordnance Survey Group Plans and there may be some discrepancy with Title Deeds. These are given as a guide only. Purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective. 7. Information on Town & Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. 8. Plans contained within these particulars have been reproduced by permission of Emap/Ordnance Survey, are not to scale and are for identification purposes only.

SUBJECT TO CONTRACT

Ref: SL/RKB/8550 12.08.19

