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The Courtaulds Building | 292 Haydn Road  
Nottingham | NG5 1EB

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## Prominent Roadside Retail Development

From 270m<sup>2</sup> (2,906ft<sup>2</sup>) to 2,208m<sup>2</sup> (23,776ft<sup>2</sup>)



- Planning consent granted for conversion to A1 (Retail), A3 (Restaurant) and A5 (Hot Food Takeaway)
- Close to the A611 and A60
- 150 car parking spaces
- Nearby operators include Bristol Street Motors, Honda, Fiat, Pure Gym, Kwik Fit, Aldi and Sainsburys



To Let

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## Location

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The premises are situated on Haydn Road, Nottingham, a busy commuter route, connecting with the A611 and A60 to the east. The premises have a large site with over 140 car parking spaces.

Other occupiers include Armstrong Mills who operate the Courtaulds factory shop and Nottingham Free School (secondary school, 600 students).

Haydn Road has a number of trade counter and motor showroom uses including Bristol Street Motors (Renault, Dacia), FIAT and Honda.

## Description

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The premises comprise prominently positioned showroom/retail units. The CGI provides an impression of the proposed units, which will be redeveloped in accordance with this image. Units are available in a range of sizes as outlined although these are indicative and could be altered to suit requirements.

## Rental

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Rent is available upon application.

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## Accommodation

Briefly, the ground floor accommodation comprises the following:-

Description	m <sup>2</sup>	ft <sup>2</sup>
Unit A	358	3,853
Unit B	270	2,906
<b>Combined (A&amp;B)</b>	<b>628</b>	<b>6,759</b>
Unit C	1,517	16,328
Unit D	692	7,448
<b>Combined (C&amp;D)</b>	<b>2,209</b>	<b>23,776</b>

(Measurements are quoted on a Gross Internal basis and taken from architect's plan).

## Tenure

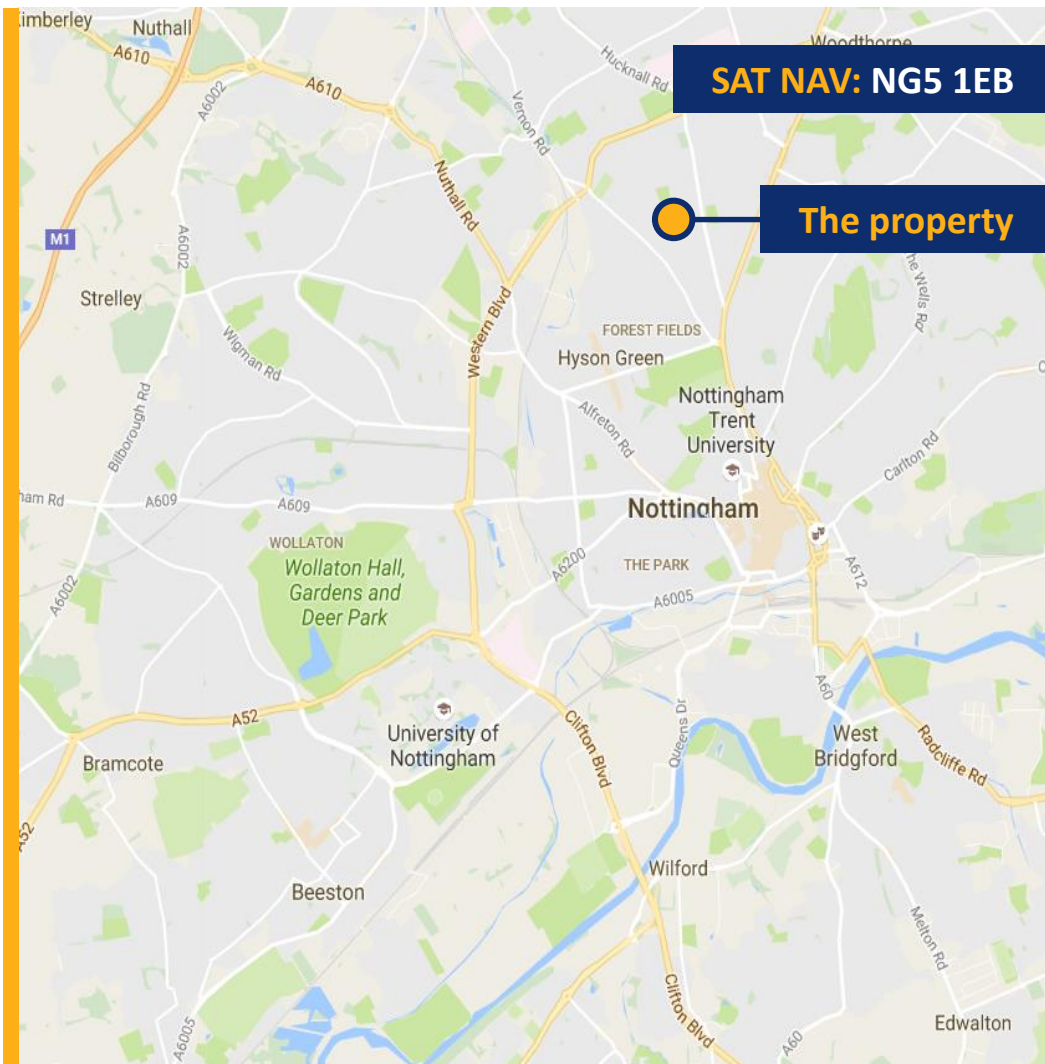
The premises are available on new lease terms to be agreed.

## Planning

Planning permission has been granted for A1 (retail), A3 (restaurant) and A5 (hot food takeaway) for Units A and B. Units C and D have permission for retail. Other uses will be considered.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with this transaction.



**SAT NAV: NG5 1EB**

**The property**

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