



**2 East Street, Nottingham, Nottinghamshire NG1 3AY**

## **Retail Unit / Offices**

- ▶ **NIA 379 sq ft (35.3 sq m)**
- ▶ **Retail frontage onto East Street and return frontage onto High Cross Street**
- ▶ **City Centre location in Nottingham's Creative Quarter**
- ▶ **Occupation available immediately**

For enquiries and viewings please contact:



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## Location

The property fronts onto East Street which is accessed via Lower Parliament Street and is located within the Hockley area, part of Nottingham's City Centre creative quarter. The area is home to several thriving independent and national retailers with a strong tenant mix including bars, restaurants, cafes and boutique retailers.

The property is situated a short walking distance from the Lace Market tram stop, providing access to Nottingham train station as well as the further suburbs of Nottinghamshire. The Market Square is approximately a five minute walk from the property, giving further access to national retailers, popular restaurant/ bar chains and leisure facilities.

## Description

The property comprises a ground floor retail unit fronting East Street, with a return frontage onto High Cross Street.

Internally the property benefits from the following specification:

- Floor to ceiling double glazed windows and doors
- Strip lighting
- Carpets throughout
- CCTV system,
- Intruder alarm
- Kitchenette and
- W.C.

## Accommodation

	Sq M	Sq Ft
<b>Total</b>	35.2	379

Measurements are quoted on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice, 6th Edition.

## Planning

We understand from Nottingham City Council's website that the property benefits from planning permission for use class A2 (Financial and Professional Services) under the Town and Country (Use Classes) Order 1987 and its subsequent amends.

The property would lend itself to alternative uses, subject to planning. We suggest that interested parties make their own enquiries to Nottingham City Council on 0115 915 5555.

## Tenure

The property is currently held on a lease dated 19th February 2018, expiring 31st January 2023. The current passing rent is £7,000 per annum, with an open market upward only rent review on 1st February 2020.

The property is available by way of a sub-lease or assignment. The landlord would also consider terminating the current lease and grant a new lease on terms to be agreed.

## Business Rates

Rateable Value: £5,300

Rates Payable: £2,620.30 (Based on the small business rates multiplier of 49.1p)

Some parties may benefit from full business rates relief depending upon their status. We would advise that interested parties should make their own enquiries of the Valuation Office Agency.

## Rent

£7,000 per annum exclusive

## VAT

VAT is applicable and will be charged at the prevailing rate.

## Legal Costs

Each party is to bear their own legal costs incurred.

## EPC

The premises have an EPC assessment of C-67.

## Viewings

Viewings are by appointment with sole agents Innes England.

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