

## Unit 1 The Glasshouse

Nottingham | NG3 1FN

### Large floor plate retail/leisure opportunity in Nottingham city centre

1,319.31m<sup>2</sup> (14,201ft<sup>2</sup>) – 2,744m<sup>2</sup> (29,543ft<sup>2</sup>)

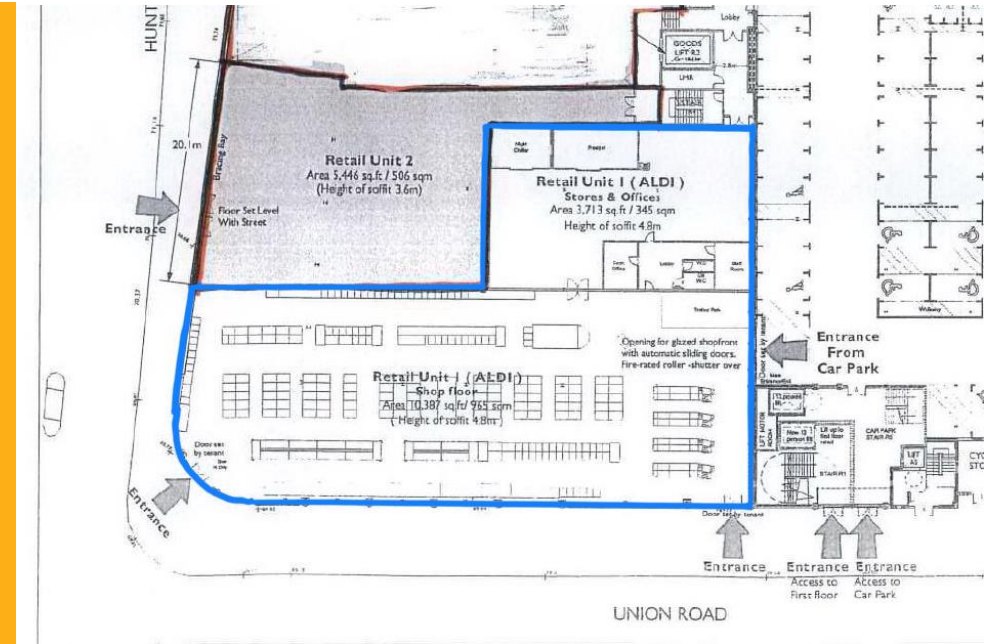


- Highly prominent retail/leisure opportunity
- Fronting Huntingdon Street with a daily traffic flow of over 31,000 movements
- 100m from the eastern entrance to the Victoria Centre
- Adjacent to UFC Gym, Planet Bounce Inflatable Park and Hopewell's Furniture Store
- Over 1,500 student beds within the immediate vicinity
- Large floor plate rarely available in Nottingham city centre
- Additional first floor space also available



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**To Let**



## The Property

The property comprises the existing Aldi supermarket which is located within The Glasshouse, a highly prominent location in central Nottingham.

The food store forms part of The Glasshouse complex which includes, and connects to, a 250 space NCP car park, the 674 bed Glasshouse student halls of residence, Planet Bounce and UFC Gym.

## Location

The Glasshouse occupies a prominent corner location in central Nottingham fronting Huntingdon Street and Union Road, adjacent to the Nottingham Victoria Centre – Nottingham's prime shopping destination centre.

Huntingdon Street benefits from an average daily traffic flow of over 31,000 movements per day.

## Floor Area

The Aldi food store provides the following accommodation:-

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	1,319.31	14,201

Splitting of the space to cater for smaller requirements would be considered.

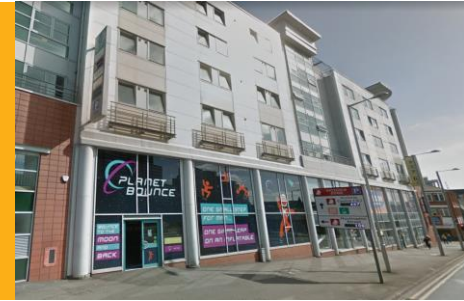
Plans available on request.

## Size Flexibility

The existing Aldi food store could be combined with the first floor offices which extend to:-

**1,425m<sup>2</sup> (15,342ft<sup>2</sup>)**

1,319.31m<sup>2</sup> (14,201ft<sup>2</sup>) – 2,744m<sup>2</sup> (29,543ft<sup>2</sup>)



## Planning

It is understood the property falls within **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche.

## Lease Terms

The premises are available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed at a quoting rent of:

**£15 per sq ft**

## EPC

A copy of the EPC is available upon request.

## Business Rates

We are verbally advised by Nottingham City Council Business Rates Department that the property is assessed as follows:-

**Rateable Value: £222,000**

The current UBR is 51.2p. Under the latest Government relief qualifying retail and hospitality businesses impacted by Covid-19 will receive full rates relief until 30/6/21, thereafter and to 31/3/22 there will be a discount of 66%.

This information is for guidance only and all parties should satisfy themselves with the local billing authority.

## Service Charge

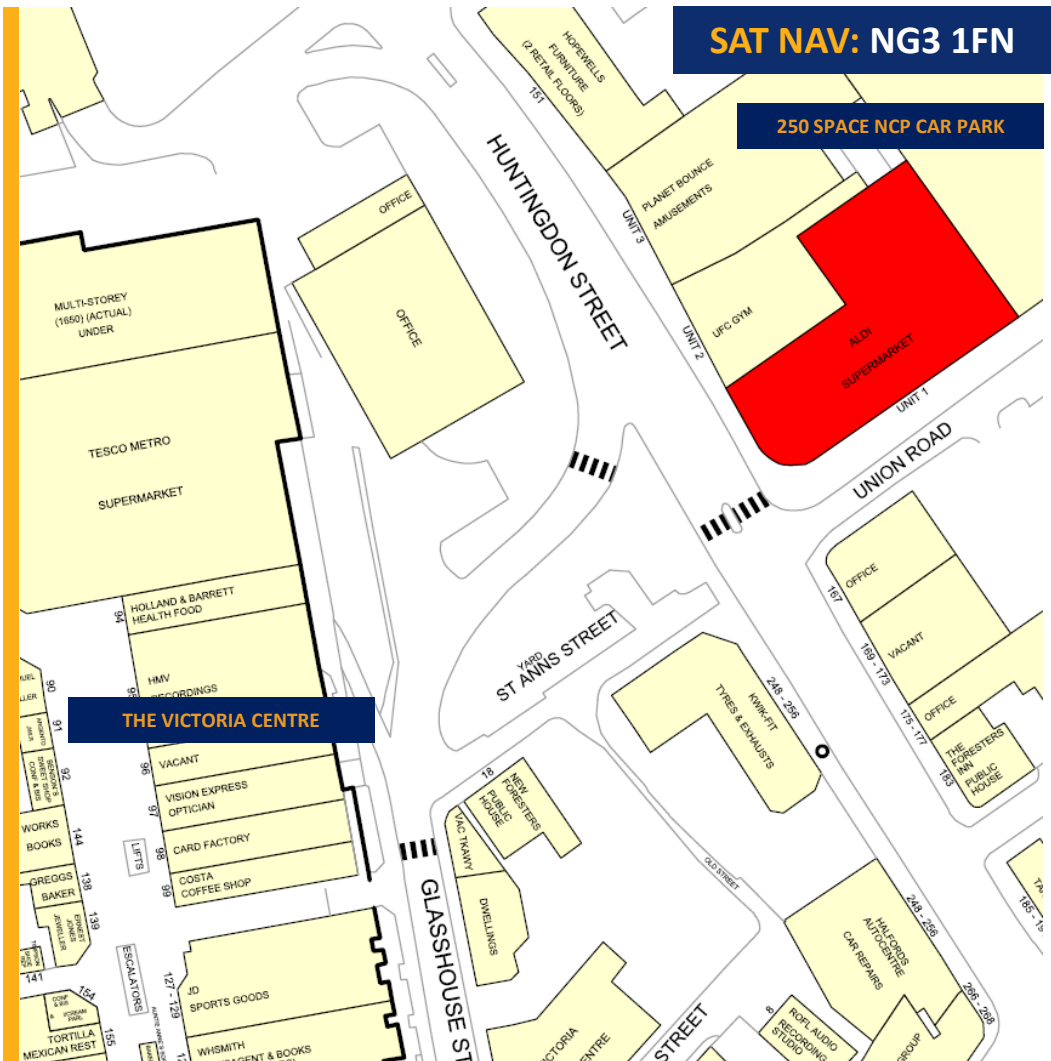
The current estimated service charge is £10,330 for the current year.

## VAT & Legal Costs

VAT is applicable at the prevailing rate. Each party is to be responsible for their own legal costs incurred in connection with this transaction.

**SAT NAV: NG3 1FN**

**250 SPACE NCP CAR PARK**



**For further information or to arrange to view please contact:**

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**05/11/20**

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