



TO LET – RETAIL UNIT

Nottingham Station

NG2 3AQ

E M R

Location:

The unit is located on the ground floor of the multi storey car park on Queen's Road, on the edge of the south side redevelopment zone. There are several residential and student accommodation development sites in very close proximity. Access to the station can be reached via the Queens Road entrance or the nearby pedestrian access on platform 7C.

Description:

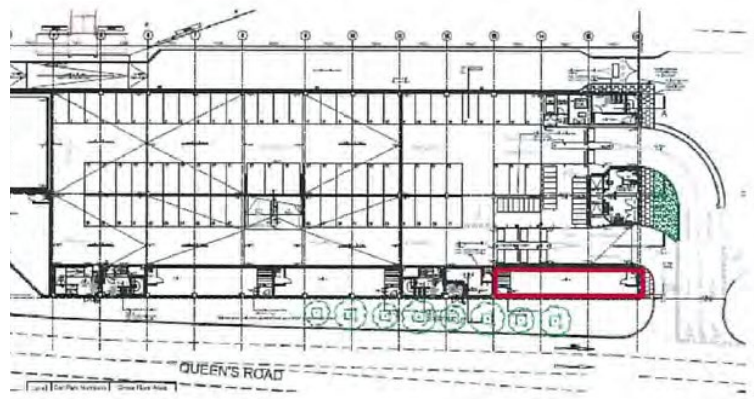
Large bespoke retail unit with flexible footprint available now. Would suit Convenience Store, Bike shop or Newsagent operator.

7.9m +
Annual Footfall*

For further detail about this opportunity please contact enquiries@advanceventures.co.uk



* Footfall figures from the Office of Rail & Road for 2019/20



Property:

Modern retail unit with full height glazing and a prominent corner location on Queens Road. Subject to inspection, the net internal floor area is as follows.

Unit Size:

Retail Unit: 91.97 sq.m. 990 sq.ft.

Rent:


To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent base on turnover.

Rates, Services & Insurance

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

Costs:

The ingoing occupier will be responsible for all the Landlord and Superior Landlord legal and professional fess

Energy Performance Certificate 

Non-Domestic Building

NEW RETAIL UNIT
Midland Mainline
Carrington Street
NOTTINGHAM
NG2 3AQ

Certificate Reference Number:
9431-3035-0028-0202-7325

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating



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