



1 Bath Street

Sneinton Market, Nottingham, Nottingham, NG2 4QY

**Ground Floor Retail/Restaurant unit
in the recently rejuvenated
Sneinton Market area**

Rent £45,000 per annum

2,300 sq ft
(213.68 sq m)

- 2,300 Sq Ft new build corner Retail unit
- To Let - shell fit out
- E-use class
- Popular up and coming retail area
- High profile location close to the Motorpoint arena

1 Bath Street, Sneinton Market, Nottingham, Nottingham, NG2 4QY

Summary

Available Size	2,300 sq ft
Rent	£45,000 per annum
Business Rates	The property is awaiting assessment for Business Rates
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The unit occupies the ground floor of a newly built property, with the upper floors let for student residential accommodation. The property is within Sneinton Market, which has undergone a significant investment plan and now accommodates a range of largely independent retail, restaurant, office and other occupiers.

Location

This Retail/Restaurant unit is located in the recently rejuvenated Sneinton Market area, close to the City Centre of Nottingham.

Nottingham is well positioned within the Midlands, with an estimated population of circa 280,000, the city can be accessed from 3 exits from the M1 (J24 in the South Via the newly built dual carriageway A453, J25 via the A52 at Derby, and J26 Via the A610 to the North).

Accommodation

Name	sq ft	sq m	Rent	Availability
Unit - Ground floor unit to let	2,300	213.68	£45,000 per annum	Available
Total	2,300	213.68		

Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Accommodation

L-shaped open plan 2,300 sq ft space with large, curved window frontage giving light and high profile elevations on 2 sides. Shell fit out internally.

Services

We are advised that all main services are connected to the property. These services have not been inspected or tested by the agent.

Terms

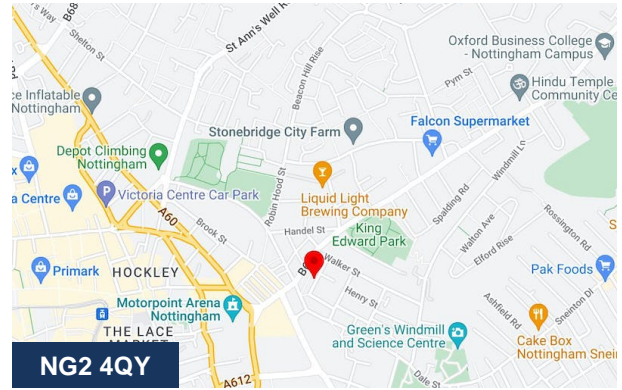
Offered to let on a new 10-year lease with incentives available. The initial passing rent is £45,000 per annum plus VAT, plus landlords' insurance. A 3 month deposit will be required and rent is paid quarterly in advance.

Outgoings

The unit will need to be rated when the works are completed and signed off.

Service Charge

A small service charge may apply for maintenance of the external areas although the unit is self contained.



Viewing & Further Information



Ben Freckingham

01664 431330 | 07949 836526

ben@pandfcommercial.com