



1 Bath Street

Sneinton Market, Nottingham, Nottingham, NG2 4QY

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

Rents from £15k to £45k per annum

633 to 2,072 sq ft
(58.81 to 192.50 sq m)

- 3 Individual retail units To Let or as a whole
- To Let - shell fit out
- E-use class
- Popular up and coming retail area
- High profile location close to the Motorpoint arena
- Good on street visibility
- Communal facilities?

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Summary

Available Size	633 to 2,072 sq ft
Rent	£15,000.00 - £45,000.00 per annum
Business Rates	The property is awaiting assessment for Business Rates
Service Charge	N/A
Car Parking	There is no parking included with the property
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The 3 units 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).

Viewings

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

Accommodation

L-shaped accommodation has been split into 3 retail units with large, curved window frontage giving light and high profile elevations on 2 sides. These units have been taken to a Shell fit out condition.

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

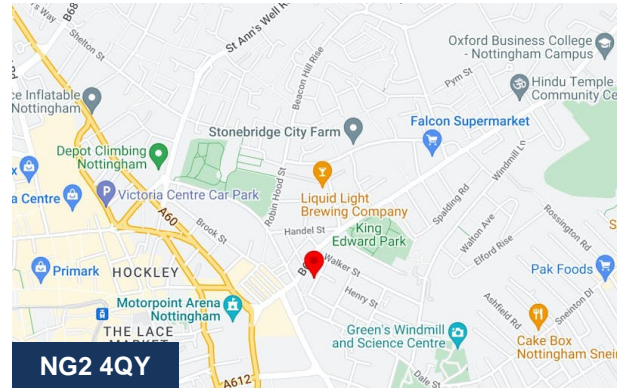
Offered to let on a new 10-year lease with incentives available. The initial passing rent is £45,000 per annum plus VAT, plus landlords' insurance. A 3 month deposit will be required and rent is paid quarterly in advance.

Outgoings

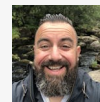
The unit will need to be rated when the works are completed and signed off.

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