

LEISURE, OFFICE, RETAIL | TO LET / FOR SALE

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MULLER YARD, MEADOW LANE, NOTTINGHAM, NG2 3HS

2,597 SQ FT (241.27 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Newly Constructed Commercial Units with Car  
Parking

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- Nottingham's Waterside Regeneration
  - Near the City Centre
  - Full Height Glazed Elevations
  - Car Parking Facilities
  - Landscaped Grounds
  - 250-Year Lease
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## DESCRIPTION

The Muller Yard commercial units occupy a ground floor position with full high glazed elevations and extensive frontage over Meadow Lane.

The units have been finished to a shell specification ready to receive the occupier's fitout and capable of incorporating a mezzanine level.

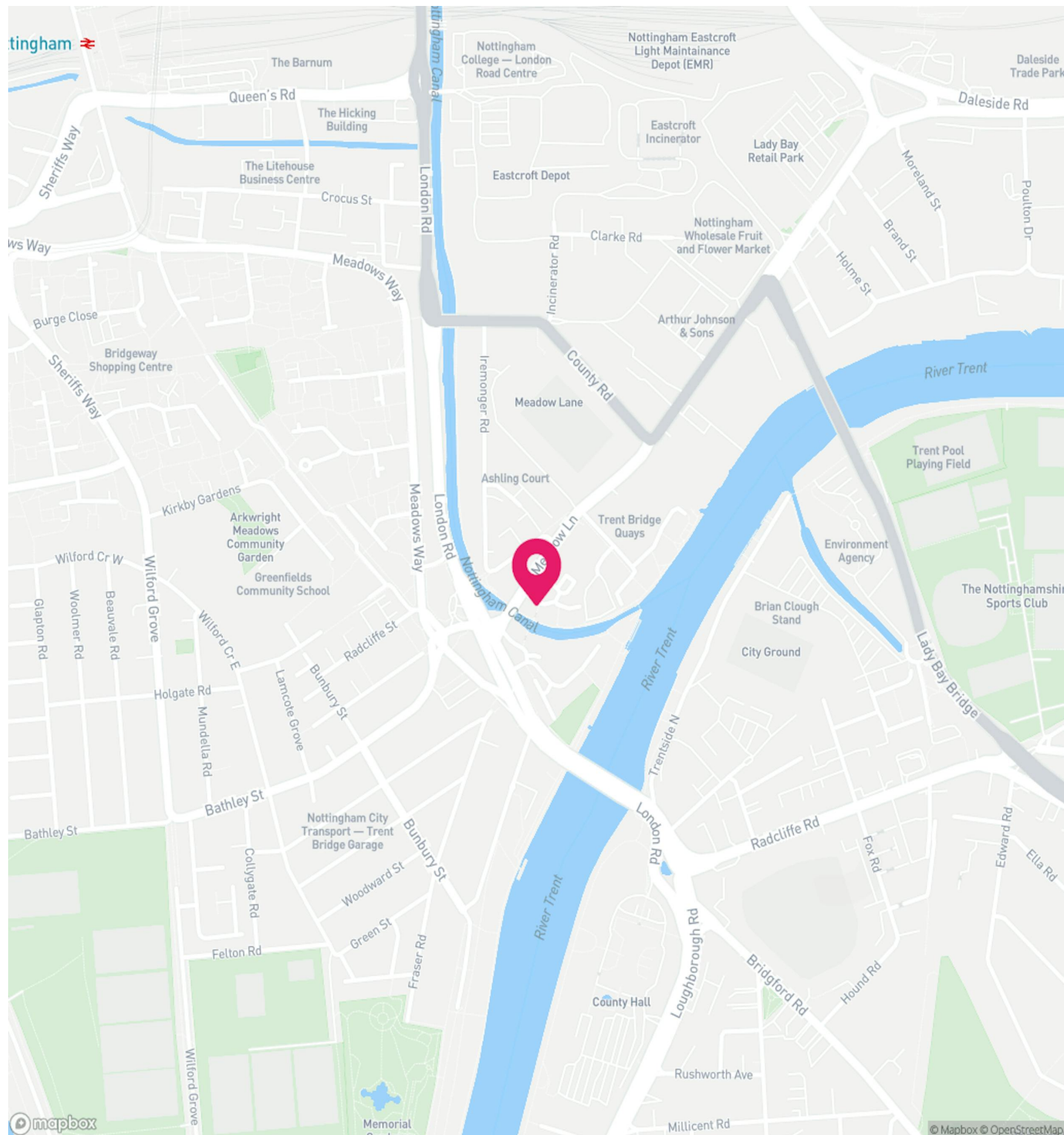
The units benefit from car parking with potential for additional spaces if required, all set within attractive landscaped grounds and direct vehicular and pedestrian access off Meadow Lane.



## LOCATION

The Trent Bridge Quays development forms part of the Nottingham's Waterside Regeneration, which will comprise landmark luxury residential accommodation together with a variety of commercial uses within close proximity of the City Centre.

The property occupies a highly prominent position fronting Trent Bridge Quays and within close proximity of the A60 and the numerous recreational and leisure facilities that are available both along the River Trent and West Bridgford's vibrant bars, restaurants and retail offering.



## AVAILABILITY

Name	sq ft	sq m	Availability
Unit - 1	2,597	241.27	Under Offer
Unit - 2	2,577	239.41	Sold
<b>Total</b>	<b>5,174</b>	<b>480.68</b>	

## PRICE / TENURE

Offers in the region of £320,000 exclusive are sought, subject to contract.

The units will be sold on a new 250-year lease at a ground rental of £250.00 per annum exclusive.

## RENTAL / TERMS

Alternatively, the units are available to let at £32,500 per annum with terms to be agreed.

## SERVICE CHARGE

A service charge is levied to cover the cost of the maintenance, buildings insurance and upkeep of communal areas and car parking.

## VAT

VAT will be applicable on the purchase price, rent and service charge.

## BUSINESS RATES

We are awaiting assessment as to the Business Rates, a guide is available from the marketing agents.

## PLANNING USE

We understand planning has been granted for Use Class E.

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in this transaction.

## ANTI-MONEY LAUNDERING (AML)

A successful purchaser will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

## AVAILABILITY / VIEWINGS

The property is immediately available following the completion of legal formalities.

Viewings are strictly by prior appointment with sole agents Siddall Jones.

## POSSESSION

The property is immediately available following the completion of legal formalities.

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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