

# MUSSON LIGGINS

NOTTINGHAM CITY CENTRE

## 5 MARKET STREET

### £35,000

Per Annum Exclusive

276.41 M<sup>2</sup> (2,973 Ft<sup>2</sup>)

## TO LET

Prominent Retail Premises  
Sited off Market Square

 5 Market Street, Nottingham,  
NG1 6HY

 0115 941 5241

 [jack@mussonliggins.co.uk](mailto:jack@mussonliggins.co.uk)

 [mussonliggins.co.uk](http://mussonliggins.co.uk)



## GENERAL DESCRIPTION

This Grade II Listed, Victorian, mid-terraced property occupies a prime retail position on Nottingham's historic Market Street, just metres from the busy Market Square.

### FEATURES

- ▶ TRADITIONAL VICTORIAN ARCHITECTURE
- ▶ GRADE II LISTED
- ▶ OLD MARKET SQUARE CONSERVATION AREA



5 Market Street  
Nottingham  
NG1 6HY



## LOCATION

Situated just north of Old Market Square on Market Street, this property boasts a strategic position linking the Square to Upper Parliament Street.

Within the immediate vicinity lies Nottingham Theatre Royal, Concert Hall, and The Cornerhouse, housing a multi-screen cinema, indoor crazy golf, and an array of bars and restaurants.

Access to the NET Tram Network and City bus network are conveniently located within a short walk of the property in the Market Square providing easy access to Nottingham Railway Station and surrounding areas.

Access to the Outer Ring Road system and M1 Motorway are easily accessed with Junction 26 being 4.5 miles northwest of the property.

## DESCRIPTION

The subject property holds a prime position on the historic Market Street and provides good quality retail accommodation at ground floor level benefiting from a large glass frontage.

The upper floors are accessed via an open staircase and provide additional retail/office space.

The property features traditional Victorian construction and benefits from cellar storage and useable loft space.



Accommodation	M <sup>2</sup>	Ft <sup>2</sup>
Cellar	60.77	653
Ground Floor	55.05	593
First Floor	35.32	380
Second Floor	45.71	492
Third Floor	37.43	402
Top Floor	42.13	457
<b>Total Accommodation</b>	<b>276.41</b>	<b>2,973</b>





## BUSINESS RATES

Rateable Value: **£16,750**

This is not the amount you will pay. For further information regarding rates payable and small business rates relief, please contact Nottingham City Council

## PLANNING

We understand that the property has Planning Consent for its existing use. For further information on planning and use, please contact Nottingham City Council Planning Control Department.

## EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

## TERMS

The premises are available on a New Lease on terms to be agreed.

## RENT

**£35,000 (Thirty Five Thousand Pounds) per annum exclusive**

## SERVICES

We understand that electricity and water are connected to the premises however we recommend that interested parties contact the relevant service providers to confirm this.

## VAT

Prices are quoted exclusive of Value Added Tax (VAT).

## LEGAL COSTS

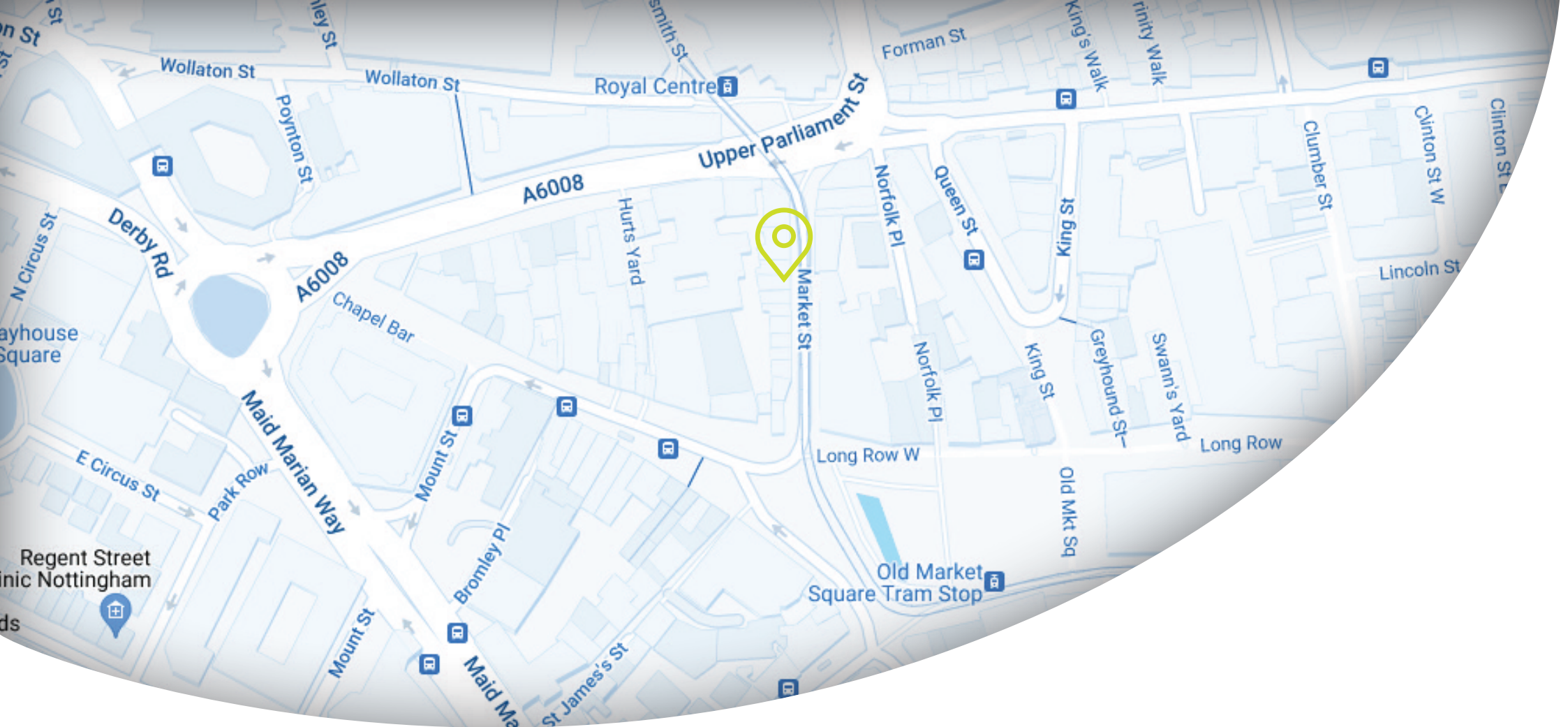
Each party will be responsible for their own legal costs incurred in this transaction.

## VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

## CONTACT

Jack Farrell BSc (Hons) MRICS  
[Jack@mussonliggins.co.uk](mailto:Jack@mussonliggins.co.uk)



## MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.



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Brigade House 5, Albion Street,  
Beeston, Nottingham NG9 2PA



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Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



**JACK FARRELL** BSc (HONS) MRICS  
SENIOR SURVEYOR



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