



## 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 Self contained units To Let or as a whole
- To Let - shell fit out - tenant to install welfare facilities as required
- Planning use class E
- Popular up and coming retail area
- High profile location close to the Motorpoint arena

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

## Summary

<b>Available Size</b>	633 to 2,072 sq ft
<b>Rent</b>	£15,000 - £45,000 per annum
<b>Business Rates</b>	The property is awaiting assessment for Business Rates
<b>Service Charge</b>	Upon Enquiry
<b>Car Parking</b>	There is no parking included with the property
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	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](mailto: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

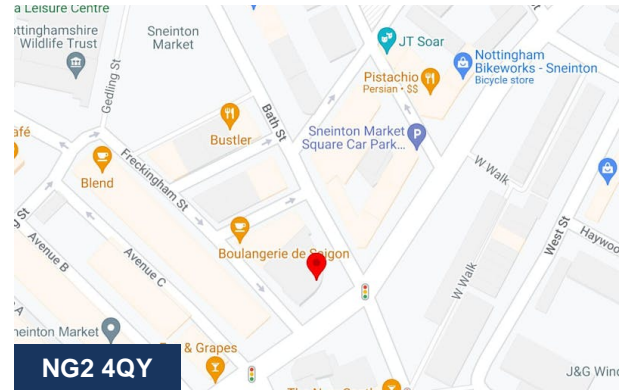
Offered to let on a new 10-year lease with incentives available. The initial passing rent is £45,000 per annum plus VAT, plus landlords' insurance. A 3 month deposit will be required and rent is paid quarterly in advance.

## 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 units are self contained.



## Viewing & Further Information



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