

TO LET
CITY CENTRE RETAIL
UNIT
£15,000 p.a.



UNIT 6, FLYING HORSE WALK, NOTTINGHAM, NG1 2HN

City centre retail unit with a total floor area of 47.4 sq m (510 sq ft)

Description

A ground floor retail unit with full height, glazed shop front, and entrance doors with frontage of approximately 7 metres. There is a main retailing area compiling of approximately 27.4 sq m (295 sq ft). The main retail unit comprises of carpet and laminate flooring, suspended ceiling, spotlights and internal roller shutter.

Accessed separately from the retail unit is a basement providing an additional 20 sqm (215 sq ft) storage space and W/C facilities.

Location

Located within Flying Horse Walk, a well-established, high-end retail parade in Nottingham City Centre, providing a walk-through between St Peter's Gate and the Poultry/Cheapside, and in turn, leading to Market Square. This unit is located within the parade and is surrounded by established retailers which offer a high-end shopping destination, such as Vivienne Westwood, Gigi Bottega plus art galleries, barbers, jewellers and others.

Unit 6 Flying Horse Walk, Nottingham, NG1 2HN

Floor Area

Areas (approx.)	Sq M	Sq Ft
Ground Floor	27.4	295
Basement	20.0	215
Total	47.4	510

Measurements are given for information purposes only. It is recommended that prospective tenants undertake their own measurements of the property prior to contract.

Rent

£15,000 pa exclusive of VAT and other outgoings.

Lease Terms

The premises are available to let by way of a new effectively full repairing and insuring lease, for a term of years to be agreed.

Rating

RV: £8,700

The ingoing tenant must rely on their own enquiries from Nottingham City Council Business Rates department for rates payable 2021/22.

Planning

The property will fall within Use Class E (Commercial, Business and Service).

Service Charge

The tenant will be required to pay a fair proportion of the costs incurred by the Landlord in managing and maintaining the building. Service charge costs can be supplied upon request.

Services

Mains water and electricity are connected to the premises. We have not verified this and prospective tenants must rely on their own investigations.

Legal Costs

The tenant will be responsible for the Landlord's legal costs involved in the transaction and for obtaining a Credit Status Report.

EPC Rating

EPC Rating = E

Certificate can be supplied upon request.

VAT

VAT is applicable at the prevailing rate

Viewing

Strictly by prior appointment. Please contact Hannah Owens on:

Tel: 07714 488356 or

Email: Hannah.owens@nottinghamcity.gov.uk



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The Council for themselves and for the vendors or lessors of this property give notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract:

(ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them:

(iii) No person in the employment of the Council has any authority to make or give any representation, warranty whatever in relation to this property.

VALUE ADDED TAX

Value added tax may apply to this transaction. All figures quoted exclusive of VAT. Applicants must satisfy themselves on the VAT position if necessary by seeking independent advice.

Information for prospective business tenants is available in other formats on request.