

# TO LET

CITY CENTRE RETAIL  
UNIT

£20,000 p.a.

Nottingham City Council

**Propertyplus**



## 4 THE POULTRY, NOTTINGHAM, NG1 2HW

City centre retail unit with a total floor area of 72.9 sq m (784 sq ft)

- Ground floor retail unit with 4.7m frontage directly on to The Poultry/Cheapside
- Located in close proximity to Flying Horse Walk, a well established, high-end retail parade with occupiers including Vivienne Westwood, 200 Degrees, Gigi Bottega and Sevenoaks Sound.

### Description

A ground floor retail unit with full height, curved windowed shop front. There is a main retailing area compiling of approximately 45.6 sq m (490 sq ft). Plus a basement providing additional storage and W/C facilities.

### Location

Located at The Poultry, with frontage directly onto Cheapside and just a stone's throw from Old Market Square. This unit is sandwiched between two of the main retailing parades in Nottingham, Exchange Walk and Bridlesmith Gate, offering a true city centre retailing opportunity.

Nottingham City Council  
**Propertyplus**

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## 4 The Poultry, Nottingham, NG1 2HW

### Floor Area

Areas (approx.)	Sq M	Sq Ft
Ground Floor	45.6	490
Basement	27.3	294
Total	72.9	784

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

### Rent

£20,000 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: £20,250

The ingoing tenant must rely on their own enquiries from Nottingham City Council Business Rates department for rates payable 2020/21.

### Planning

The property will fall within the new Use Class E (Commercial, Business and Service) due to come into effect from 1st September 2020.

### 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.

### 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 = D

Certificate can be supplied upon request.

### VAT

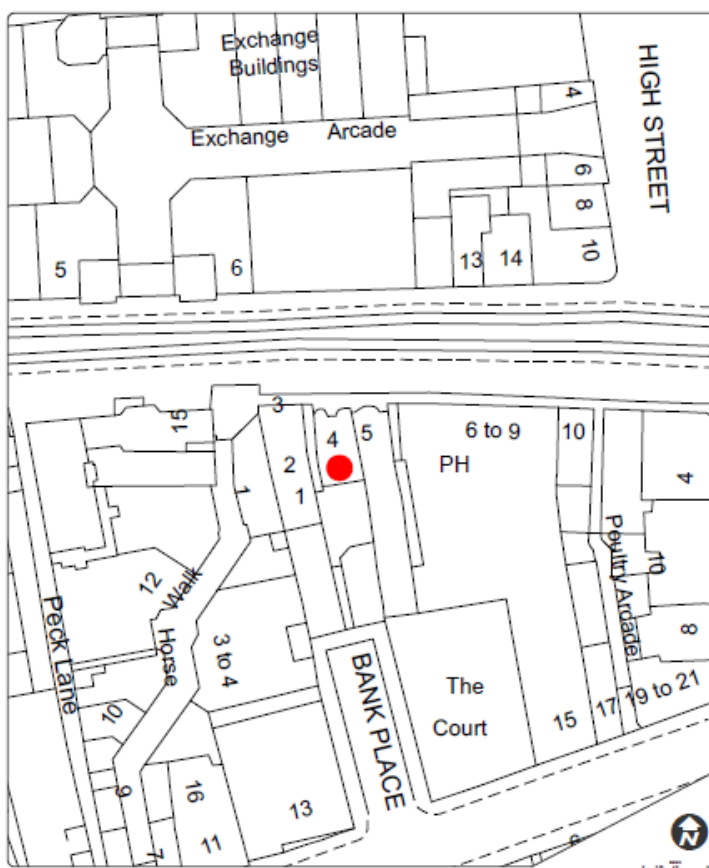
VAT is applicable at the prevailing rate

### Viewing

Strictly by prior appointment. Please contact Hannah Owens on:

**Tel:** 07714 488356 or

**Email:** [Hannah.owens@nottinghamcity.gov.uk](mailto: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.