



15 Carlton Square, Carlton, East Midlands NG4 3BP

Shopping Parade Retail Premises

- ▶ **Sales space of 541 sq ft (50.24 sqm)**
- ▶ **Fully glazed frontage of 17 ft (5.3m)**
- ▶ **Nearby occupiers including Boots, Farmfoods and Papa Johns**
- ▶ **Suitable for various uses, subject to planning and landlord consent**

For enquiries and viewings please contact:



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Location

The property is located with Carlton Square Shopping Centre within the wider suburb of Carlton, a busy and popular area of Nottingham and lies approximately 3 miles east of the City Centre. The property is located a short distance from Colwick Loop Road (A612), which provides access to the A60.

Carlton Square provides a strong mix of local and multiple national occupiers including Papa John's and Farmfoods as well as a cafe, laundrette, bar and barbers. Farmfoods is currently undergoing a refurbishment and extension of the store to 14,296 sqft which will reopen in March 2024.

There is an apartment building towards one end of the shopping centre containing a total of 45 apartments, providing a mix of 1, 2 and 3 bed flats. The shopping centre is the primary shopping facility for the local community which is also served by a large Tesco Supermarket directly adjacent to the scheme.

Description

The subject premises benefits from tiled flooring, suspended ceiling with inset LED lighting as well as a large glazed frontage and electrically operated roller shutter door to the front with stores and staff toilet facilities to the rear.

Rear loading is available via a manual roller shutter door from the service yard and there is significant parking provisions surrounding the shopping centre with a total of 107 car parking spaces available for free for up to two hour

Accommodation

	Sq M	Sq Ft
Unit 15	60.2	648
Total	60.2	648

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

We understand the property benefits from planning consent for the following uses:

Class E (Commercial, Business and Services use).

Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries (subject to Landlord consent).

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

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

Business Rates

Property Description: Shop & Premises

Rateable Value: £6,000

Rates Payable: £2,994 (based on the small business rates of 49.9p, effective until March 2025).

Some retailers may be eligible for 100% discount on the business rates. Interested parties should make their own enquiries of the VOA website or the local planning authority.

All retail, leisure and hospitality users will be entitled to 75% rates relief or rates payable up until April 2025.

(Source: VOA)

Rent

£10,000 per annum exclusive

Service Charge

A service charge is levied for the upkeep of the common areas.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs.

EPC

The premises have an EPC assessment of D-92

Viewings

All viewings to be by appointment via sole agents Innes England.

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