



**358 Carlton Hill, Carlton, East Midlands NG4 1JB**

## **Refurbished Retail Opportunity**

- ▶ **Prominent Glazed frontage of 16 ft (4.9m)**
- ▶ **Ground and first floor area totaling 1,003 sq ft**
- ▶ **Nearby occupiers include Ladbrokes, Domino's and Tesco**
- ▶ **Suitable for various uses (STP)**

For enquiries and viewings please contact:



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### Location

The property is located within the wider suburb of Carlton, Nottingham. Carlton is a busy and popular suburb of Nottingham, located approximately three miles east of the City Centre. The premises is prominently located, fronting onto the main arterial route of Carlton Hill (B686).

The property benefits from strong transport links with multiple bus services providing access into Nottingham City Centre, as well as the surrounding suburbs. Carlton Hill (B686) consists of a strong mix of national and local occupiers including Ladbrokes, Domino's, Tesco, Betfred and Savers.

### Description

The property comprises of a two storey self-contained retail premises. The ground floor has recently been refurbished and consists of a sales area, rear ancillary storage space and a WC. The ground floor benefits from a prominent glazed frontage, tiled flooring and suspended ceiling with inset LED lighting. The first floor consists of ancillary accommodation sub divided between 4 rooms and benefits from timber flooring and newly fitted UPVC windows.

The property benefits from a small yard to the rear accessed from a large public car park operated by the local authority. Currently parking is free for the first two hours.

### Accommodation

	Sq M	Sq Ft
Ground floor	41.5	447
First floor	51.7	556
<b>Total</b>	<b>93.2</b>	<b>1,003</b>

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 Use Class E (Commercial, Business and Services use) under the Town and Country Planning (Use Class) order 1987 as amended,

(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 lease for a term of years to be agreed.

### Business Rates

Property Description: Shop & Premises

Rateable Value: £8,100

Rates Payable: £4,041.90 (based on the small business rates of 49.9p, effective until March 2024).

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% discount from April 2024 (subject to a £110,000 per annum per business).

(Source: VOA)

### Rent

£17,000 per annum exclusive.

### VAT

All figures quoted are exclusive of VAT

### Legal Costs

Each party is to bear their own legal costs incurred.

### EPC

The premises have an EPC assessment of D-80

### Viewings

Viewings are by appointment with sole agents Innes England

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