



**292 Haydn Road, Nottingham, Nottinghamshire NG5 1EB**

## **Retail / Leisure Opportunity**

- **Options from 2,906-23,776 sq ft**
- **Near to Armstrong Mills**
- **Close to A611 & A60**
- **Open A1 planning granted**

For enquiries and viewings please contact:



**Sam Hall**  
07929 204405  
[shall@innes-england.com](mailto:shall@innes-england.com)



### Location

The premises are situated on Haydn Road, Nottingham, a busy commuter route, connecting with the A611 and A60 to the east. It is a large site with parking spaces for over 140 vehicles.

Other occupiers include Armstrong Mills, who operate the Courtaulds factory shop, and Nottingham Free School (secondary school, 600 students). Haydn Road has a number of trade counter and motor showroom outlets including Bristol Street Motors (Renault, Dacia), FIAT and Honda.

The CGIs provide an impression of the proposed units, which will be redeveloped in accordance with these images.

### Description

Retail/Leisure opportunities with open A1 planning granted and ample parking. These prominently positioned showroom / retail units are available in a range of sizes, although these are indicative and could be altered to suit requirements.

### Accommodation

	Sq M	Sq Ft
Unit A	357.9	3,853
Unit B	270	2,906
Unit C	1,516.9	16,328
Unit D	691.9	7,448
<b>Total</b>	<b>2,208.8</b>	<b>23,776</b>

Units can be altered to suit requirements. Measurements are quoted on a Gross Internal basis and are taken from architect's plan.

### Planning

Planning permission has been granted for A1 retail, A3 restaurant and A5 hot food takeaway for units A and B. Units C and D have permission for retail. Other uses will be considered.

### Rent

Upon application

### Viewings

Viewings are by appointment with sole agents Innes England.

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