

UPPER FLOOR "E" CLASS SPACE – TO LET (MAY SELL)**First, Second & Attic
12 Upper Parliament Street
Nottingham****RATES FREE (STQ)**

SAT NAV REF:

NG1 2AD

- Situated within Nottingham City Centre close to the junction with Clumber Street and the Victoria Shopping Centre
- High footfall location with self-contained ground floor entrance
- First floor former Clinic space 45 sq m (480 sq ft)
- Second floor 49 sq m (525 sq ft) & Attic 13 sq m (140 sq ft)
- **Total 107 sq m (1,145 sq ft)**
- **To Let on new lease – Rental £14,000 PAX (£1,167 pcm)**

TEL: **0115 986 3555****RICS**the mark of
property
professionalism
worldwide

NOTICE

New West Limited for themselves, and where applicable their joint agent(s), and for the vendor/landlord/client of this property whose agents they are, give notice that:

- A. These particulars have been prepared in all good faith to give a general overall guide only and do not constitute any part of an offer or contract.
- B. All statements in these particulars are believed to be correct but any intending purchasers/tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise of the correctness of each of the statements contained in these particulars.
- C. The vendor/landlord/client does not make or give and neither New West Limited nor any person in their employment, and where applicable their joint agent(s), has any authority to make or give any representation or warranty, whether oral or written, about, or in relation to, the property or sale/letting whether in these particulars or otherwise.
- D. Therefore any information supplied by New West Limited or any person in their employment either in these particulars or otherwise is given entirely without responsibility. Interested parties are thus asked to write to the clients' solicitors should they require any representation or warranty in respect of the property.
- E. Descriptions of the property are subjective and used in good faith as an opinion and NOT as a statement of fact. Interested parties are asked to make further specific enquiries to ensure that the descriptions match expectations you may have of the property.
- F. No responsibility can be accepted for any loss or expenses incurred in viewing and interested parties are asked to check availability prior to travel.
- G. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any services, appliances, equipment or facilities are in good working order. Purchasers/tenants must satisfy themselves by inspection or otherwise.
- H. The photograph(s) illustrate only certain parts of the property. It should NOT be assumed that any contents, furnishings/furniture etc., photographed are included in the sale. It should NOT be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Please ask for further information if required and you are advised to inspect the premises.
- I. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase/letting, purchasers/tenants must rely on their own enquiries or those which can be performed by their appointed advisers.
- J. It should NOT be assumed that the property has all necessary planning, building regulation or other consents.
- K. Where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers/tenants should, however, make their enquiries into such matters prior to purchase/letting.
- L. All prices, rentals and service charges are quoted exclusive of VAT and interested parties are asked to take independent advice.

TEL: **0115 986 3555**



RICS

the mark of
property
professionalism
worldwide

LOCATION

The premises are located within Nottingham City Centre close to the busy Clumber Street/Victoria Centre light controlled pedestrian crossing. The premises are above Ocean Nails and adjacent to Cookie Shake and Popeyes Chicken. The premises are opposite Nationwide and Wendys.

DESCRIPTION

The premises comprise a ground floor self-contained entranceway to the right of Ocean Nail Bar. This provides access to a corridor and side door with stairs to first & second floor open plan former Clinic space with attic storage. Recently refurbished ready to receive tenants floor coverings. Videx buzzer system for first and second floor, CCTV system and UPVC double glazed windows.

ACCOMMODATION

Ground Floor entrance.

First Floor – 45 sq m (480 sq ft)

Second Floor – 49 sq m (525 sq ft)

(Inc. WC and Kitchen)

Attic Store – 13 sq m (140 sq ft)

Net Internal Area – 107 sq m (1,145 sq ft)

Additional low height attic storage 8 sq m (86 sq ft) and 5 sq m (54 sq ft)

LEASE

A new internal repairing and insuring lease for a term of years to be agreed (plus service charge). Subject to three yearly upward only rent reviews.

Freehold of whole may be available, subject to lease on ground and basement floors. Price upon application.

RENTAL

£14,000 pax (£1,167 pcm)

RATING ASSESSMENT

The VOA have assessed the premises with a Rateable Value of £7,500 (2023) defined as Salon and Premises.

Interested parties should make their own enquiries. Qualifying occupiers should be able to obtain 100% Small Business Rate Relief given it is under the £12,000 threshold.

BUILDINGS INSURANCE

The landlords insure the buildings and reclaim from the tenants the premium for the upper floors annually in advance by way of additional rental.

SERVICE CHARGE

The landlords operate an as and when service charge in respect of the maintenance and upkeep of the communal areas and the roof and external parts of the building and recover the relevant proportion from the tenants.

Further details upon request.

PLANNING

We understand the last use was for a Clinic and with the changes to the Use Classes Order September 2020 Clinics under former D1 use and B1(a) Offices are now part of the E Classification.

Interested parties should contact Nottingham City Council Planning Department (telephone: 0115 9155555).

Neither the landlords nor New West Ltd offer any warranty in respect of the Planning (existing or proposed) or Building Regulations and interested parties must consult with the Local Planning Authority.

COMMERCIAL ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as C74 and the EPC and Recommendations Report are available upon request.

LEGAL FEES

Each party to bear their own legal costs incurred in the transaction.

However, there will be abortive legal fees undertaking required should the proposed tenants withdraw once solicitors instructed in the sum of £950 + VAT.

VAT

We understand that VAT is not applicable to the rental. However, the position regarding VAT is reserved at all times. VAT may be applicable in respect of the insurance rent and service charge.

MONEY LAUNDERING POLICY

In accordance with Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful tenant.

NOTTINGHAM BID

The premises are within the Nottingham Business Improvement District (BID) and the tenants are responsible for payment of any BID fee that may be applicable. We understand that only applies to properties with an RV of £35,000 plus.

Interested parties should make their own enquiries with Nottingham BID (telephone: 0115 9881441).

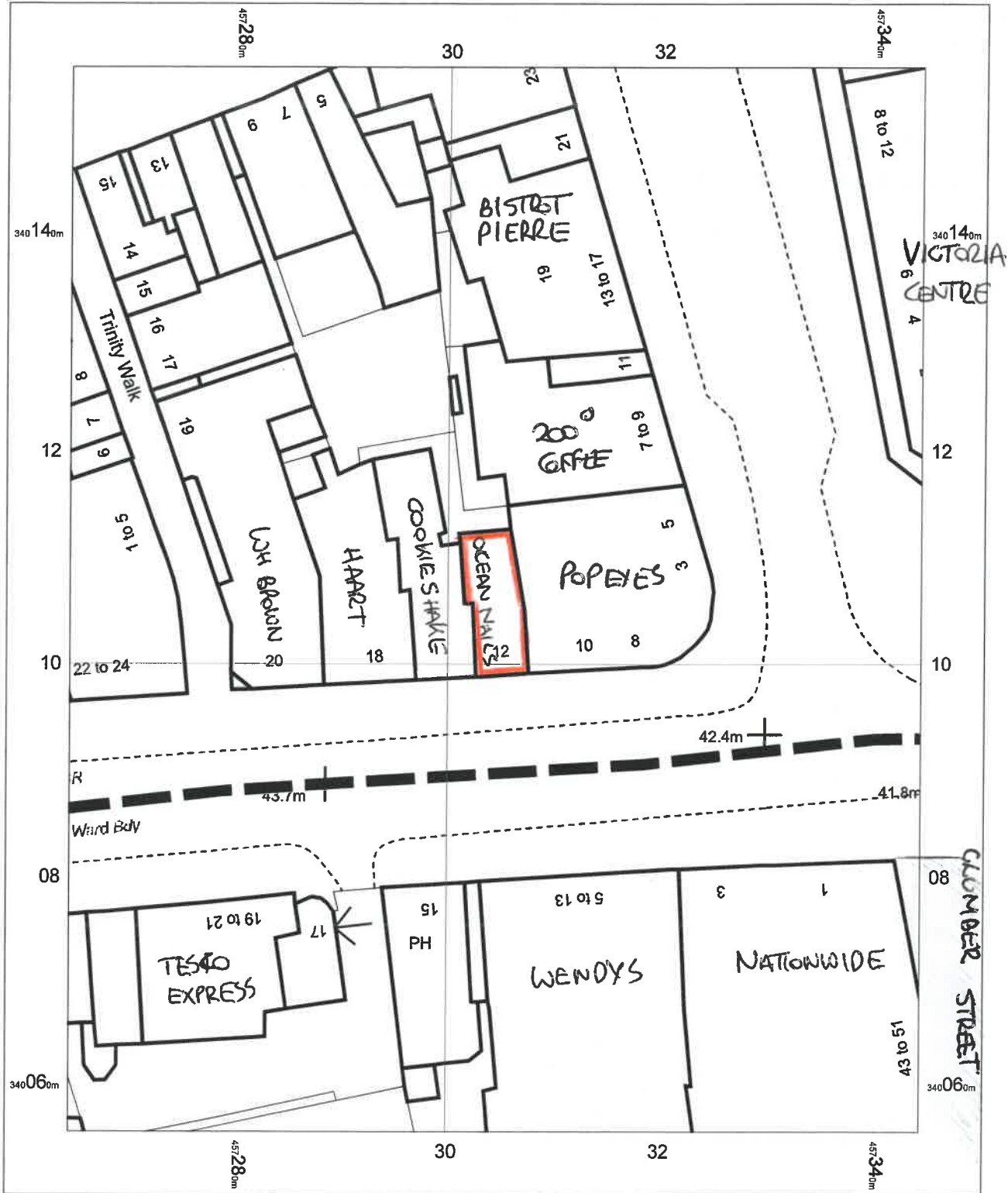
VIEWING

Strictly by appointment through the sole agents:
New West Telephone: 0115 986 3555 or
Philip Westin-Hardy 07771 754384
philip@newwest.co.uk

PNW/1696/11.25







1st - 3rd Floor

12 Upper Parliament Street
Nottingham
NG1 2AD

OS MasterMap 1250/2500/10000 scale
10 December 2015, ID: JEW-00486656
maps.johnewright.com

1:500 scale print at A4, Centre: 457304 E, 340106 N

©Crown Copyright Ordnance Survey. Licence no.
100025568



johnewright



maps@johnewright.com
tel: 0115 950 6633