



TO LET : LARGE PRIME LEISURE UNIT

Market Square House, Market Square, Nottingham City Centre NG1 6FG

LOCATION

The property is situated in a prime and central retail and leisure location overlooking the Market Square, in the heart of Nottingham city centre. Nearby occupiers include Starbucks, Costa, KFC, Nandos, McDonalds, Yates, Slim Chickens, NatWest, Bills, 200 Degrees Coffee and Clarks.

The property benefits from excellent transport links being located adjacent to Bus, Tram and Taxi stops. The location is vibrant benefiting from occupying a position within a true all day all night economy

DESCRIPTION

The property has a prominent corner ground floor entrance and lobby area leading to an expansive open plan first floor and second floor providing panoramic views over the market square. The property is currently in a shell and core condition with 3 phase electricity and water supplies.

ACCOMMODATION

This is a very rare and unique large space opportunity available immediately within the very centre of Nottingham City.

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor Lobby	46.45	500
First Floor	901.90	9,708
Second Floor	806.86	8,685
Total	1,755.21	18,893

There is potential for a substantial rooftop terrace.

*The premises may be let on a floor by floor basis subject to proposal.

For further information or to arrange a viewing please contact BOX Property

Frankie Labbate
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07930 406 727

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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT



BOX
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TENURE

The property is available on a leasehold basis for a term of years to be agreed.

RENT

£POA.

BUSINESS RATES

The Tenant will be responsible for the payment of business rates to the Local Authority.

For further information please contact Nottingham City Council's Rating Department.

INSURANCE

The Insurance charge for the current financial year is available upon request.

SERVICE CHARGE

TBC

PLANNING

We understand the property benefits from planning consent for the following uses: Class E of the Town & Country Use Classes Order

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

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in connection with this letting.

VAT

VAT is applicable at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VIEWING

Viewing is available by appointment with the sole agents.

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IMPORTANT NOTICE

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