

PRIVATE AND CONFIDENTIAL RETAIL OPPORTUNITY

26 Long Row, Nottingham NG1 2DR

Vacant Possession Available June 2019



RENT!

£30,000 PER ANNUM



UNIQUE RETAIL OPPORTUNITY SITUATED IN NOTTINGHAM CITY CENTRE

- Ground floor retail 37.60 sq m (405 sq ft), basement stores 30.04 sq m (323 sq ft)
- Retail premises fronting the Market Square in the heart of Nottingham's prime leisure pitch
- Nearby occupiers include George's Great British Kitchen, Bill's, Barburrito, Wildwood, Zizzi & Pizza Express

Location:

The property is situated in close proximity to the Market Square and a short distance from the Cornerhouse leisure scheme, Theatre Royal and Intu Victoria Centre in Nottingham city centre.

Surrounding food and beverage occupiers include Bill's, Red's True Barbecue, George's Great British Kitchen, Zizzi, Pizza Express, Barburrito and Caffè Nero.

Nearby retailers include Debenhams, Clarks, Primark, Rush Hair and Jack Wolfskin.

Description:

The property comprises a prominent ground floor retail unit fronting the Market Square.

Internally, the accommodation is predominantly open plan at ground floor with basement stores, kitchen and WC facilities.

Accommodation:

Ground Floor:	37.60 sq m	(405 sq ft)
Basement:	30.04 sq m	(323 sq ft)

Rent:

The property is available to rent at a level of:-

£30,000 Per Annum

Planning:

A1 (Retail). The property is suitable for alternative uses, STP.

Rates:

Rateable Value	£31,250
Rates Payable 2018/19	£15,000

VAT:

Vat is applicable.

EPC:

Exempt.

Please note all inspections must be arranged via heb Surveyors.

Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk

0115 950 6611

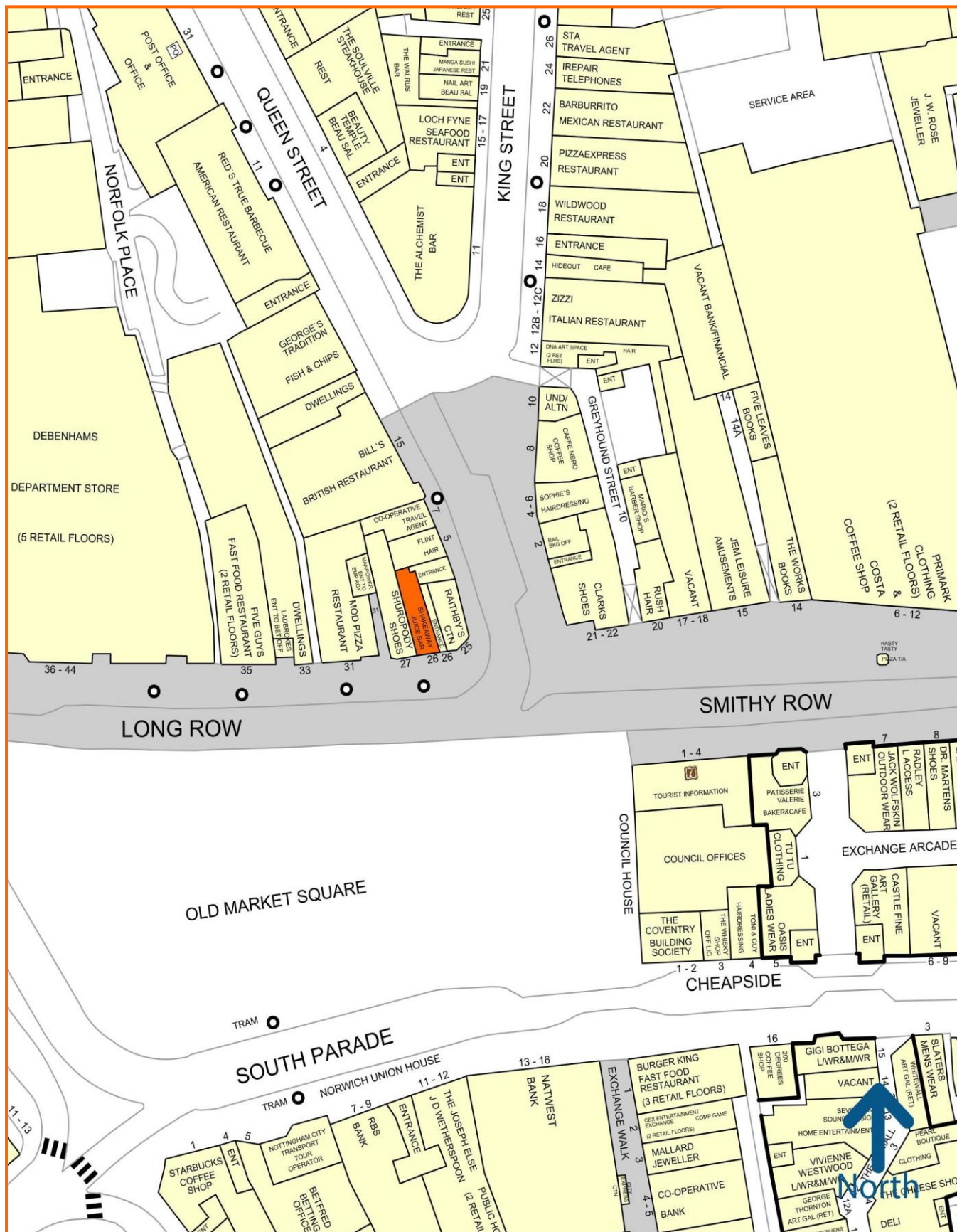
heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



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a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.