

TO LET UNIT 2, 167 CASTLE BOULEVARD NOTTINGHAM NG7 1FN



PRIME OUT OF TOWN

A1 UNIT

- Newly extended and refurbished retail unit situated in one of Nottingham's prime out of town retail locations
- Adjacent occupiers include Sofa Workshop, Laura Ashley, And So to Bed, Sally Salon and Hammonds.
- Ground Floor 1,850 sq ft
- On site dedicated parking
- A1 Planning Consent

Image Shown is a CGI

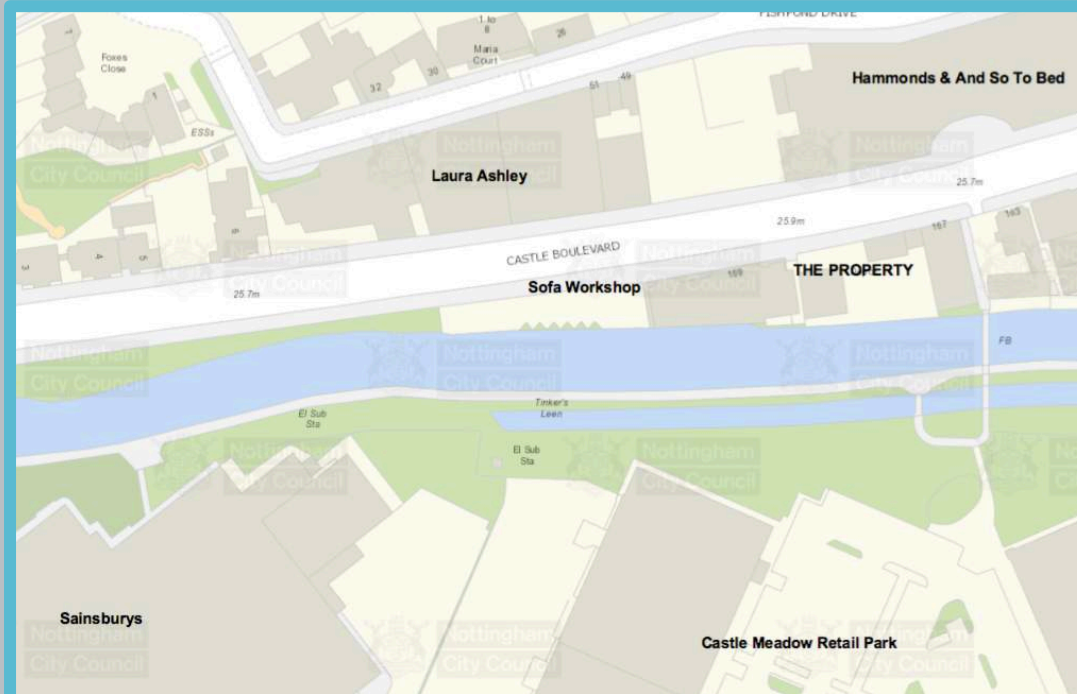
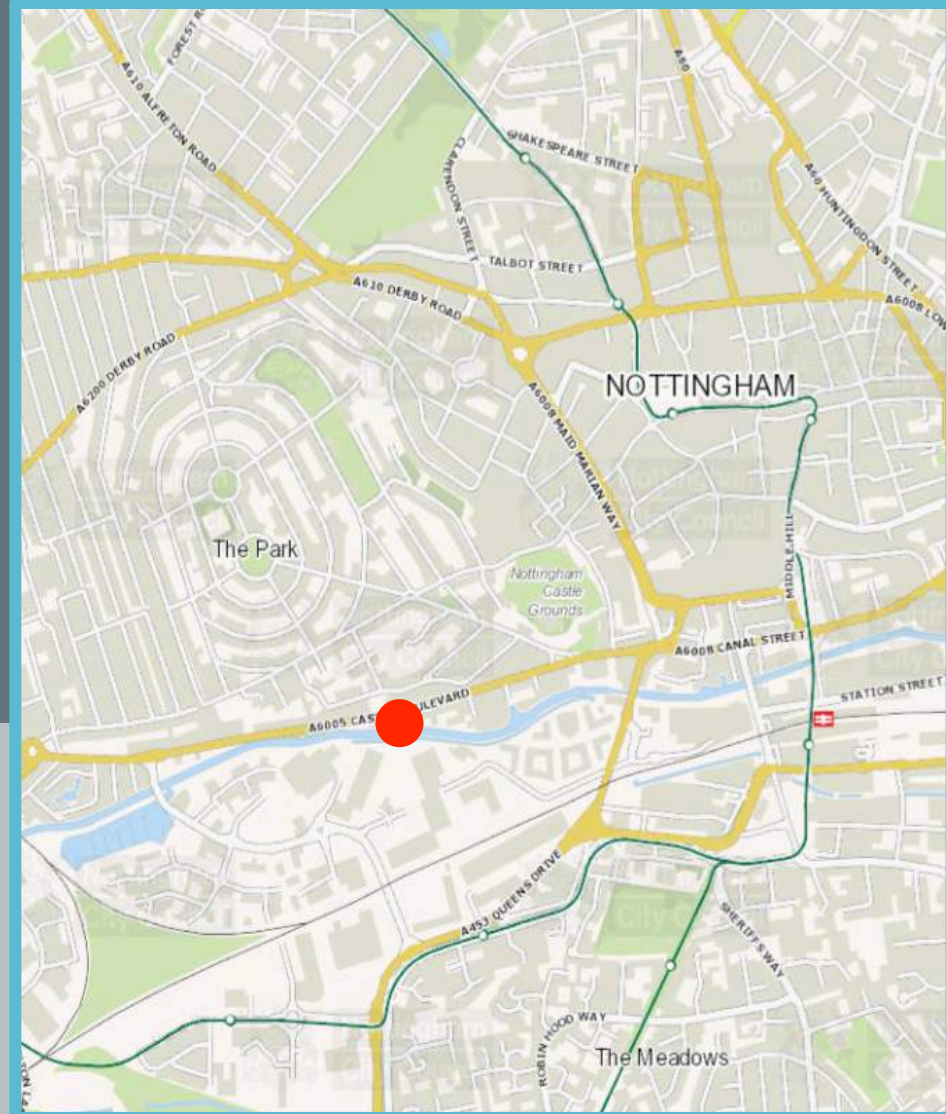
LOCATION

The property is situated on Castle Boulevard, Nottingham, approximately ½ mile from the city centre. Castle Boulevard is recognized as one of the city's prime out of town arterial routes and which boasts a number of retailers including:

And So to Bed
Laura Ashley
Hammonds
Boots Opticians

Majestic Wine
Halfords
Burger King
Sofa Workshop

Castle Boulevard leads to the Castle Meadow Retail Park, which is Nottingham's prime retail park.



THE PROPERTY

The property comprises a detached retail unit, which underwent an extension and full refurbishment in September 2018 and provides open plan ground floor retail accommodation. The unit benefits from a newly laid slate roof, rendered walls, electric full height roller shutter door and an excellent frontage directly on to Castle Boulevard.

SPECIFICATION

The property is finished to a shell specification, incorporating full shopfronts and screeded floor, with capped water and power supplies.

ACCOMMODATION

The unit totals a ground floor sales area of 1,850 sq ft (171 sq m).

PARKING

Four dedicated on-site parking spaces are provided and there is ample on street parking on Castle Boulevard itself.

LEASE TERMS & RENT

The property is to be let on a FRI basis with a minimum lease length of ten years, without the inclusion on a break clause. The asking rent is £39,500 pa.

PLANNING

The unit has planning for A1 retail use. Alternative uses will be considered by the landlord and will be subject to a change of use application.

BUSINESS RATES

The unit is currently being assessed for business rates by Nottingham City Council.

EPC

The EPC rating will be assessed on completion of the building works.

VAT

VAT will be applicable in relation to rent and any other outgoings.

Unit 2

167 Castle Boulevard

NOTTINGHAM

NG7 1FN

CONTACT

For further information, including plans and to view the property, please contact:

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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.