



## 1 Bath Street, Sneinton Market, Nottingham, NG2 4QY

- \* 2,300 Sq Ft new build corner Retail unit
- \* To Let - shell fit out
- \* E-use class
- \* Popular up and coming retail area
- \* High profile location close to the Motorpoint arena



### Location

This Retail/Restaurant unit is located in the recently renovated Sneinton Market area, close to the City Centre of Nottingham.

Nottingham is well positioned within the Midlands, with an estimated population of circa 280,000, the city can be accessed from 3 exits from the M1 (J24 in the South Via the newly built dual carriageway A453, J25 via the A52 at Derby, and J26 Via the A610 to the North) The A453 junction to the South of the City leads to Kegworth and Castle Donington, ideal for Nottingham East Midlands airport and Donington Racetrack.

### Property Description

The unit occupies the ground floor of a newly built property, with the upper floors let for student residential accommodation. The property is within Sneinton Market, which has undergone a significant investment plan and now accommodates a range of largely independent retail, restaurant, office and other occupiers.

### Accommodation

L-shaped open plan 2,300 sq ft space with large, curved window frontage giving light and high profile elevations on 2 sides. Shell fit out.

### Services

We are advised that all main services are connected. These services have not been inspected or tested by the agent.

### Terms

Offered to let on a new 10-year lease with incentives available to include rent free periods to allow for tenant works. The initial passing rent is £45,000 per annum plus VAT, plus landlords' insurance. A 3 month deposit will be required and rent is paid quarterly in advance.

### Service Charge

A small service charge may apply for maintenance of the external areas although the unit is self-contained.

### Rates

The unit will need to be rated when the works are completed and signed off.

### VAT

We are advised that VAT will be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.

### Legal Costs

Both Parties will be responsible for their own legal costs.

### Viewing

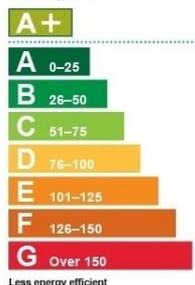
Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

### Parking

There is no parking allocated to the unit.

#### Energy Performance Asset Rating

More energy efficient



AN EPC WILL BE PROVIDED ONCE ALL WORKS ARE COMPLETED

## Contact Details

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[www.pandfcommercial.com](http://www.pandfcommercial.com)

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