



Sneinton Market

Unit 16 Avenue D, Bath Street, Nottingham, NG1 1DU

**£15,000 + VAT per annum - Prime
restaurant/Café unit**

Sneinton Market Location

1,148 sq ft
(106.65 sq m)

- Available immediately
- £15,000 plus VAT
- Plus Service charge and Buildings insurance
- A new 5-year lease to be created
- Equipment available by negotiation

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Summary

Available Size	1,148 sq ft
Rent	£15,000 per annum
Rateable Value	£7,700
Service Charge	To be confirmed
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	E (111)

Description

The 16 units 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.

Location

This Retail/Restaurant unit is located in the recently rejuvenated 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).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground floor Cafe/shop	1,148	106.65	Available
Total	1,148	106.65	

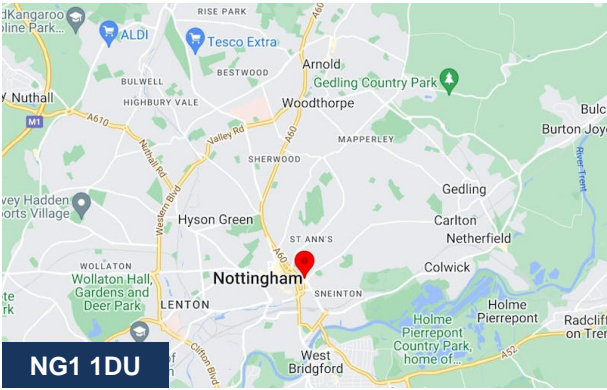
Viewings

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

Terms

Offered for let on a new 5-year lease (longer if required). £15,000 per annum plus VAT. Buildings insurance and service charges will apply.

3 Months rent deposit will be required along with reference and appropriate guarantees.



Viewing & Further Information

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