



# To Let

5-7 St James Street | Nottingham |  
NG1 6FH

- Double fronted retail unit
- Central location within Nottingham City Centre
- Prominent position close to Nottingham's Market Square.
- Nearby occupiers include JD Wetherspoons, William Hill, Greggs, Virgin Money, Game and Nandos.



All enquiries/viewing requests to:

01157 844777 | [www.boxprop.co.uk](http://www.boxprop.co.uk)





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## Location

The premises occupies a prominent location on the busy St James Street close to the junction of Angel Row/Beastmarket Hill.

St James Street is a vibrant all day and night retail and leisure pitch connecting Nottingham Market Square with Maid Marian way the city's principle inner city ring road.

Other nearby occupiers include JD Wetherspoons, William Hill, Greggs, Virgin Money, Game and Nandos.

## Accommodation

The premises currently are arranged as one ground floor lock up shop as detailed by the ground floor sales measurements; but may be capable of further subdivision to provide 2 smaller units.

Description	m <sup>2</sup>	ft <sup>2</sup>
GF Sales	127	1,367

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract)

## Lease Terms

The property is available by way of a new effective full repairing and insuring lease for a term to be agreed.

## Rent

The property is available at a rental of:

**£35,000 per annum exclusive**

## Planning

The property benefits from planning consent for:

### A1 (shops)

The property may also be suitable for Class A2 (Financial & Professional Services) and/or A3 (Restaurant) uses subject to obtaining the relevant planning consents.

## Service Charge

Service Charge is payable.

A full breakdown of what the service charge covers can be provided upon request.

## VAT

The property is not elected for VAT

## Business Rates

We are verbally advised by Nottingham City Council's Business Rates Department that the premises are assessed as follows:

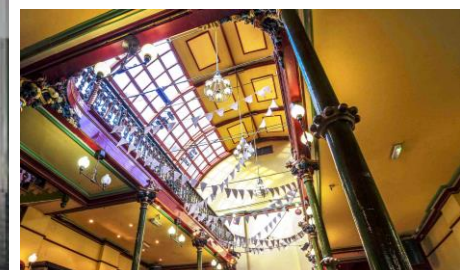
**Rateable Value: £27,750**

**Rates payable: £13,320**

Rates payable may be subject to transitional relief. Interested parties are advised to make their own enquiries to the Local Authority on 0115 915 555

## Plans

A full set of floor plans are available upon request.



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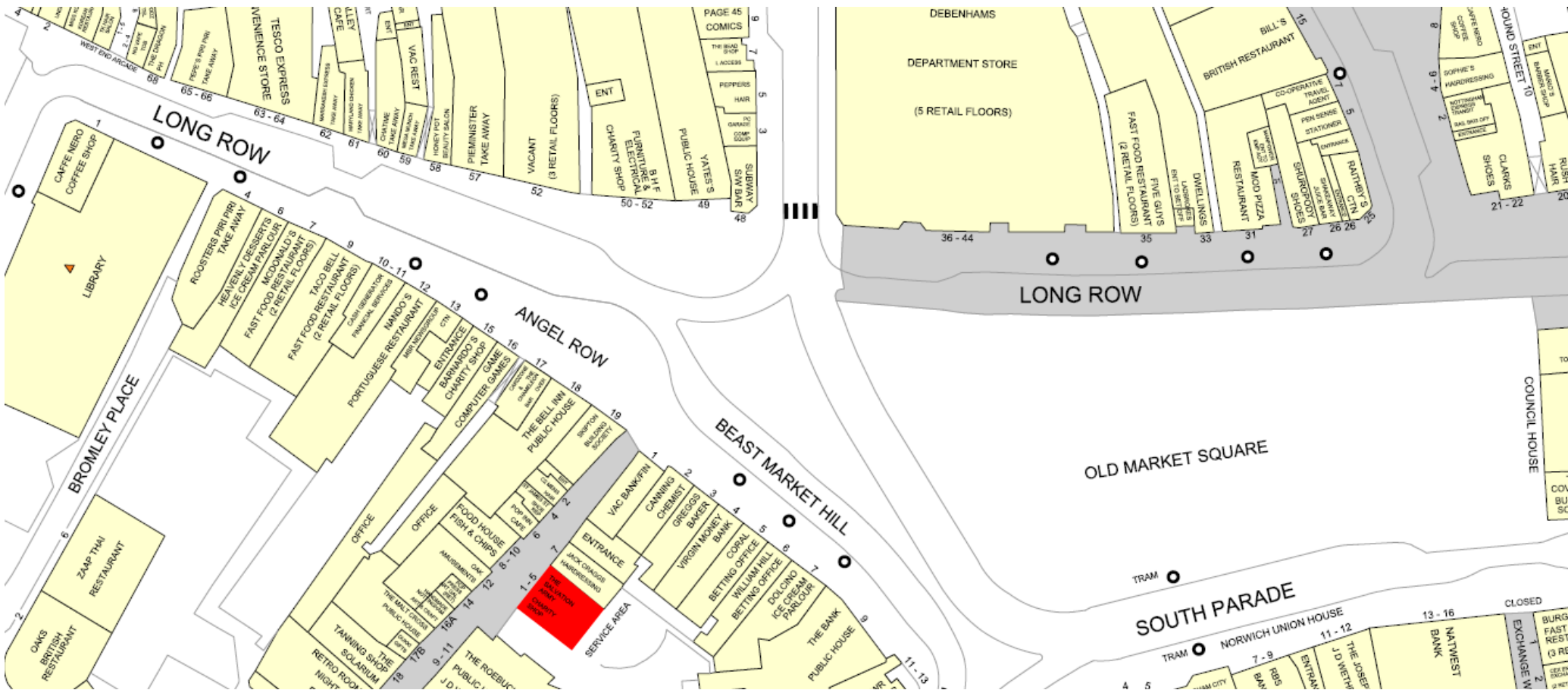
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# NOTTINGHAM

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property