

## Shop To Let

### NOTTINGHAM 39/41 Clumber Street

INCENTIVES ARE AVAILABLE



#### LOCATION

The property occupies a prime position on pedestrianised Clumber Street. Notable retailers in close proximity include **Santander, JD Sports, Holland & Barrett** and **Sports Direct**.

#### ACCOMMODATION

The premises are arranged over ground, first and second floors and comprise the following approximate dimensions and net internal floor areas:-

Ground Floor Sales	296 sq m	3,184 sq ft
Ground Floor Ancillary	61 sq m	657 sq ft
First Floor Sales	266 sq m	2,862 sq ft
First Floor Ancillary	146 sq m	1,571 sq ft
Second Floor Ancillary	187 sq m	1,990 sq ft

#### LEASE

The property is available by way of an assignment of the existing lease expiring 24th December 2018 at a passing rent of **£346,500 per annum exclusive**.

#### TERMS

Incentives are available to an incoming tenant.

#### EPC

An EPC has been commissioned and will be available upon request.

#### RATES

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£310,000
UBR (2014 /15)	£0.482
Rates Payable	£149,420

Interested parties should make their own enquiries from the Local Authority to verify this information.

#### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

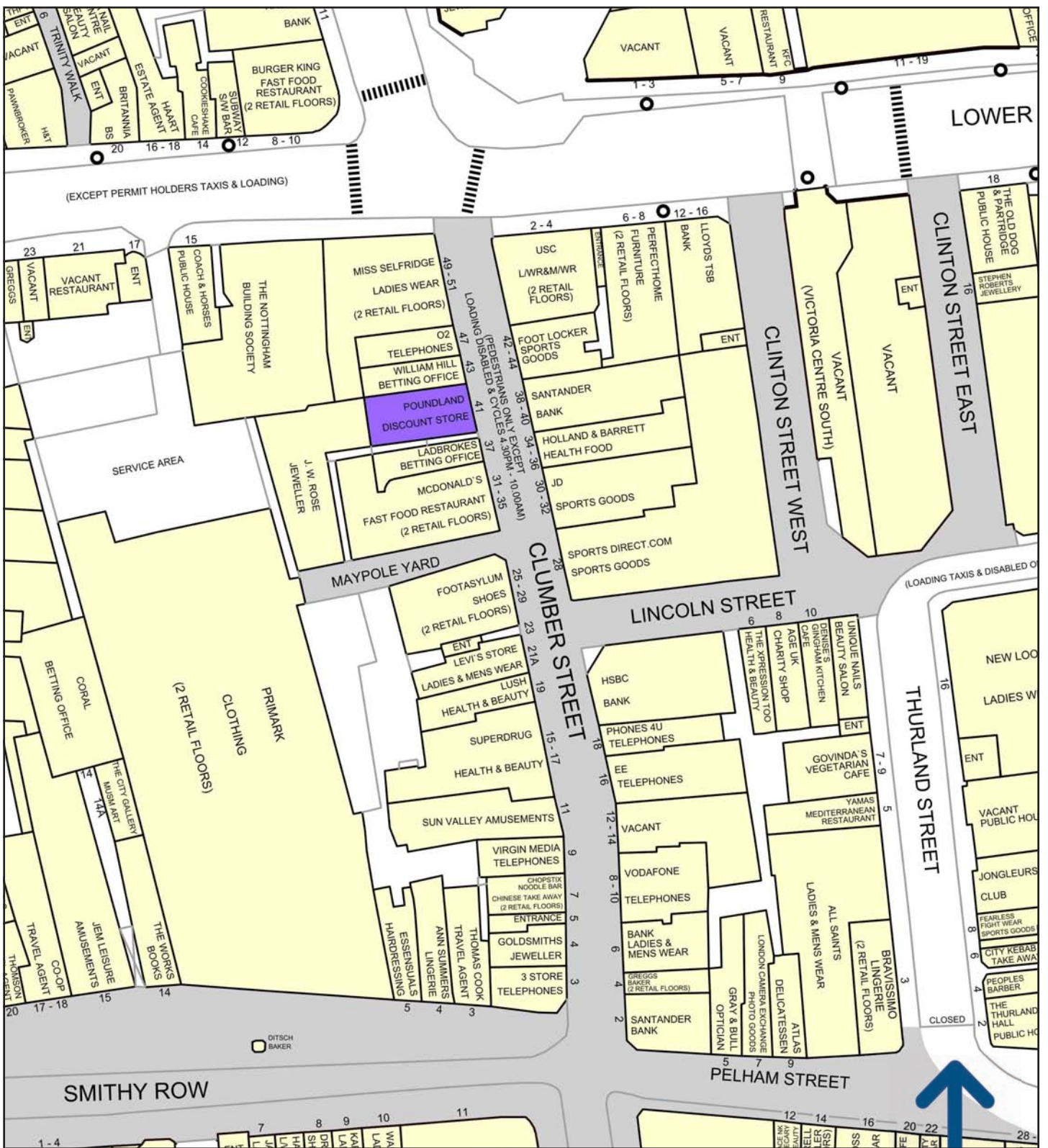
#### VIEWING

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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#### SUBJECT TO CONTRACT



# Prime Retail.

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