



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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LARGE RETAIL UNIT TO LET – MAY SPLIT

330-332 CARLTON HILL, CARLTON HILL, NOTTINGHAM, NG4 1JD

Ground Floor Area 332.41 sq m (3,578 sq ft)

Location

The subject premises occupy a prominent corner position fronting Carlton Hill (B686) located adjacent to **The Free Man (JD Wetherspoon)**. Carlton Hill is located approximately 1.5 miles to the East of Nottingham City Centre. Retailers within the locality include **Savers, Iceland Frozen Foods, Carphone Warehouse** and **Tesco Express** along with numerous other businesses serving the immediate catchment.

Description

The premises comprise a lock up retail unit/showroom arranged over ground floor level only forming part of a larger modern building arranged over two floors being of traditional brick built construction. There is the benefit of customer parking to the rear of the property for approximately 11 vehicles.

Ground Floor Area	332.41 sq m	3,578 sq ft
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These areas have been supplied by a third party and have not been verified by us.

Lease

Available by way of a new sublease expiring 28th September 2023 without review excluding sections 24-28 of The Security of Tenure Provisions of the Landlord and Tenant Act 1954 part II. Longer lease term subject to negotiation.

Commencing Rental

£25,000 per annum exclusive of Business Rates and VAT.

Rating Assessment

Rateable Value (2010) £31,500
 Rateable Value (2017) £48,000
 Rate in £ (2018/2019) 48.0p
 Rates Payable £19,813.99

This information is for guidance purposes only. Interested parties are advised to make their own enquiries. This property is subject to transitional rates relief for the current year and each subsequent year until April 2022 following the rates revaluation.

EPC / Floor Plans

Available upon request.

Legal Costs

Each party are to be responsible for their own legal costs incurred within the proposed transaction.

Viewing

Strictly by appointment with the sole retained agent:-

Barry Muggridge

Rowley Hughes Thompson LLP - Bristol

Direct Tel: 0117 970 7534

Email: barrym@rhtretail.co.uk

Date prepared: March 2019. All transactions are stated exclusive of VAT. Subject to Contract.

Misrepresentation Act 1967 Notice: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of an offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.