



210 North Sherwood St  
Nottingham  
NG1 4NE

**£12,000**  
per annum exclusive

## GROUND FLOOR RETAIL WITH GLASS FRONTAGE

**57.42 m<sup>2</sup> (618 ft<sup>2</sup>)**

Approximate Net Internal Floor Area

**TO LET**

### FEATURES INCLUDE...

SELF CONTAINED RETAIL UNIT | GLASS RETAIL FRONTAGE | CLOSE TO NOTTINGHAM TRENT UNIVERSITY

#### Location

The subject property is situated with frontage onto North Sherwood Street, in close proximity to the A60 Mansfield Road and its junction with Huntingdon Street, being within approximately 1 mile of Nottingham City Centre.

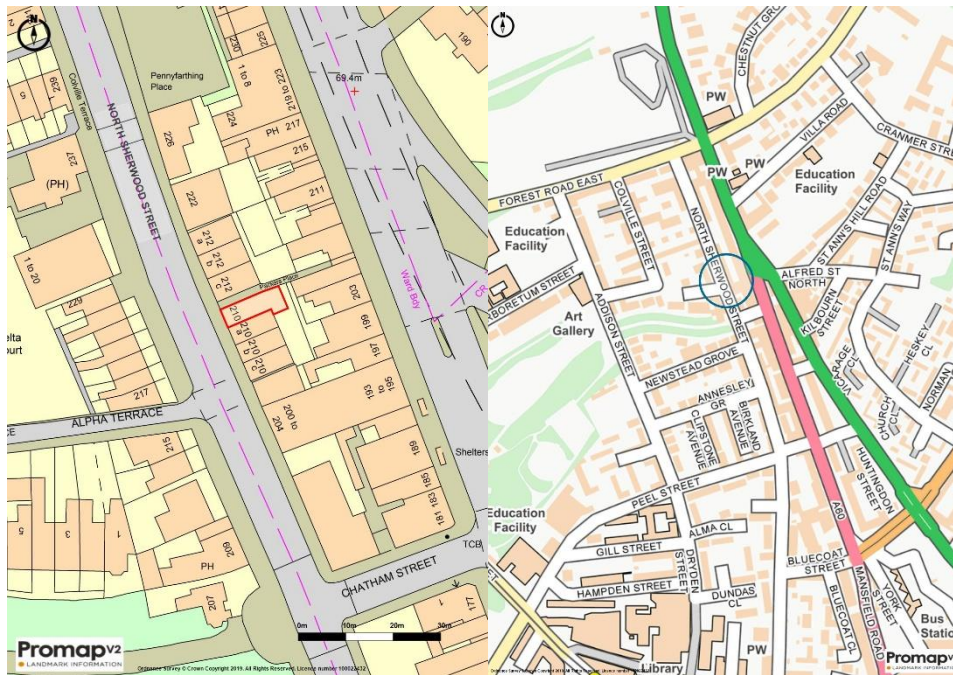
North Sherwood Street is part of the roadway system associated with Nottingham Trent University, bounded to the east by the A60 Mansfield Road, to the north by Gregory Boulevard, to the west by the A610 Alfreton Road and to the south by Parliament Street and Derby Road which constitute part of the Nottingham Inner Ring Road system.

#### Description

The property comprise a secure ground floor retail unit with W/C and kitchenette facilities to the rear. The property further benefits from fully glazed frontage and automated roller shutter door.

Permit holder parking is available along North Sherwood Street.

The premises may be suitable for alternative use, subject to Landlord's consent and gaining the appropriate planning consent from the Local Authority.



Map View

Plan View

Accommodation

Ground Floor

Retail Unit            67.42 m<sup>2</sup>  
618 ft<sup>2</sup>

Approximate Net Internal Floor Area

## Planning

It is the incoming tenant's responsibility to ensure their intended use complies with planning regulations

Interested parties should contact Nottingham City Council on 0115 876 4447

## Business Rates

2017 Rateable Value            £6,100

Rates Payable 2019/20        £2,995.10

## Rent

£12,000 (Twelve Thousand Pounds) per annum exclusive.

## Terms

The unit is available by way of a new IRI lease for a term of years to be agreed.

## VAT

Unless stated all prices are quoted exclusive of VAT.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## Energy Efficiency Rating

A copy of the Energy Performance Certificate is available upon request.

## Services

We understand that mains electricity, water and drainage are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

## Viewing

Strictly by prior appointment through the sole letting agents, Musson Liggins.