

Retail / Leisure / Office

Spaniel Row, Nottingham, NG1 6EP

- Flexible Space To Let in Nottingham city centre
- Suitable for a variety of uses
- Ground Floor: 1,744ft² (164.83m²)



To Let



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Location



Spaniel Row occupies a central position within Nottingham city centre, set within the historic core of the city between Friar Lane and Hounds Gate and just a short walk from Old Market Square and Nottingham Castle. The immediate surrounding is a strong mix of retail, leisure, office and student accommodation providing a good customer catchment day and night.

The location is highly accessible with Maid Marian Way and the inner ring road close by, the NET tram network, main bus terminus and Nottingham railway station within easy reach, as well as ample choice of public car parking nearby.

Nearby operators include Kitty Café, Shobu Restaurant, Forbidden Planet, Bierkeller, Sobar Café as well as a host of independent operators.



[Click here](#) for
Google map link



Accommodation

Prominent space suitable for a variety of uses whether it's retail, leisure, café, office or just storage. Situated just off Friar Lane with feature glazed elevations. Internally the accommodation is in shell and core condition with capped services, ready for an incoming operator to fit out.

The property comprises the following internal floor area:

	SQ FT	SQ M
Ground Floor	1,744	164.83

Rent

Quoting rent £17,500 per annum exclusive

VAT

VAT is applicable at the prevailing rate.

Planning

The property is understood to be assessed as Use Class E, therefore suitable for retail, café, restaurant or office uses.



Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement.

Service Charge

Service charge is payable on an apportioned basis payable towards communal maintenance of the building.

Business Rates

The property is not currently assessed for Business Rates and will therefore require reassessment on occupation.

EPC Rating

An EPC has been commissioned and can be provided upon request.

Legal Costs

Each party to bear their own in relation to the transaction.

Viewing

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

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