

## To Let – Retail Premises

5,130 sq ft (476.68 sq m)

2 Clumber Street & 5/7 Pelham Street, Nottingham, NG1 3GA

### Location

Nottingham is considered to be the commercial capital of the East Midlands and one of the UK's busiest retailing destinations. Located in the heart of the UK, Nottingham is ranked 7th nationally by the size of its shopping population of 597,000, drawing from its primary catchment of 1,043,000. The city is located 126 miles north of London, 25 miles north of Leicester and 50 miles north east of Birmingham.

Communications to the City are excellent, being served by three junctions off the M1 motorway. There is a fast and frequent train service to London (St Pancras) with a fastest journey time of 1 hour 40 minutes. East Midlands Airport is situated 11 miles south west from the City.

The subject property is situated in a prominent location with nearby occupiers including Holland & Barrett, Virgin Media, Three Telephones, HSBC, JD Sports, McDonalds, Costa Coffee and many more. There are also a number of local retails trading in the location,



### Description

The subject property comprises a retail parade of 3 shops. 2 Clumber Street is arranged over four levels to provide retailing on the ground floor and office and ancillary accommodation on the upper floors.

5/7 Pelham Street is arranged over 3 levels to provide retailing at the ground floor and ancillary accommodation on the upper floors.

### Rates

Rateable Value	£183,000
UBR	50.4p

Interested parties should verify these figures with the Local Authority.

### Planning

A1 or A2

### EPC

Further information available on request.

### Accommodation

The unit extends to the following approximate floor areas:

Ground Floor	1,339 sq ft (130.00 sq m)
1 <sup>st</sup> Floor	1,312 sq ft (121.95 sq m)
2 <sup>nd</sup> Floor	1,092 sq ft (101.50 sq m)
3 <sup>rd</sup> Floor	1,326 sq ft (123.23 sq m)
<b>TOTAL</b>	<b>5,130 sq ft (476.68 sq m)</b>

5 Pelham Street	1,560 sq ft (144.93 sq m)
7 Pelham Street	1,534 sq ft (142.51 sq m)

### Rent / Lease Terms

The property is available by way of an assignment with the lease expiring on 20<sup>th</sup> March 2024, or via new sublease on terms to be agreed.

5 Pelham Street – London Camera Exchange holding over on sub-lease for £41,000 per annum.

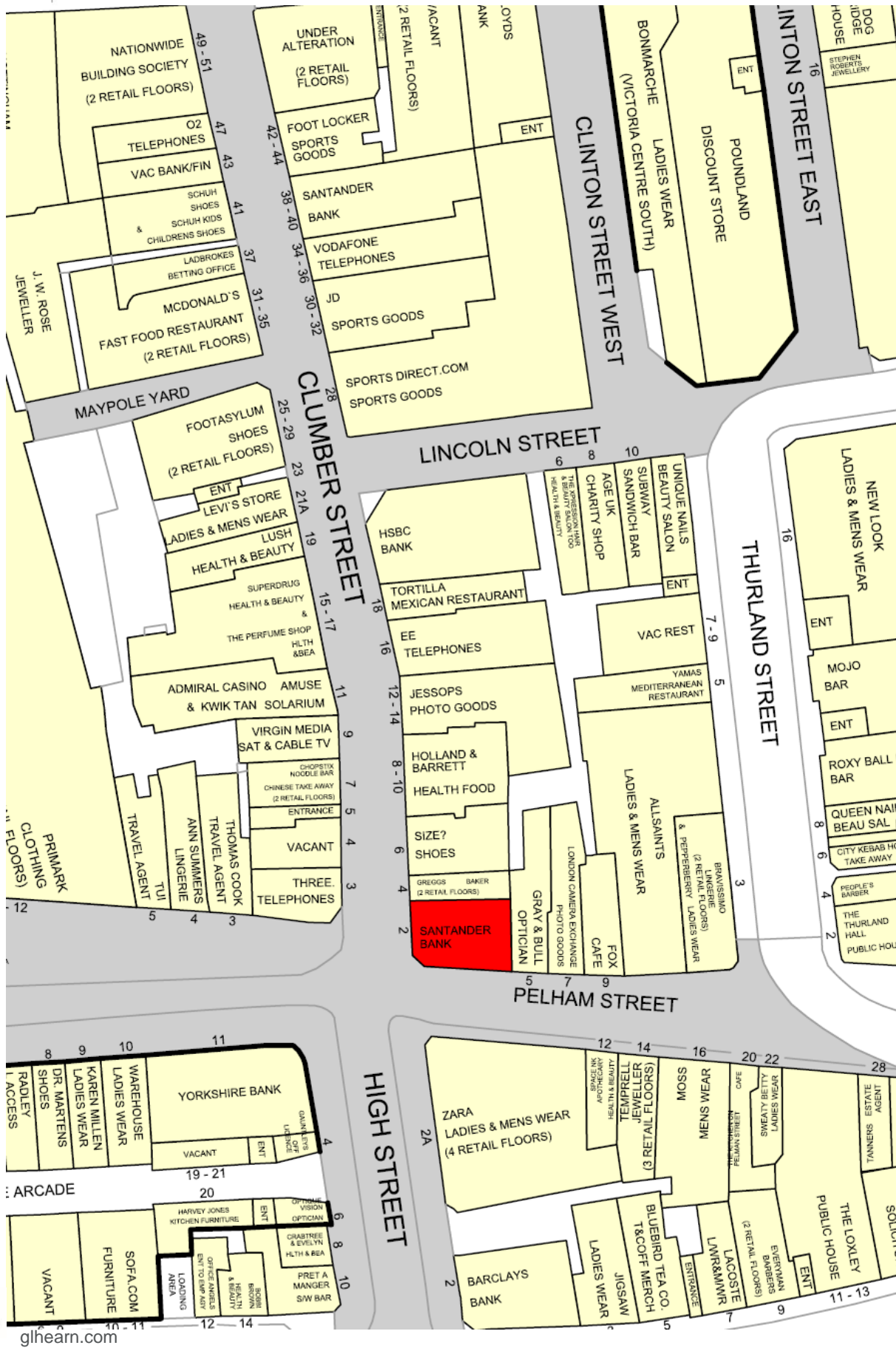
7 Pelham Street – sub-let to Janjua Vision Limited for £33,500 per annum expiring June 2020.

### Rent

Gross Rent	£245,600 pax
Net Rent	£171,100 pax

### VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.



### Important Notice

1. This information is intended as a general outline only for the guidance of intending purchasers and does not constitute an offer or contract, or part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
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