



Retail Unit - Queen's Road, Nottingham

# TO LET - RETAIL UNIT

## 17 Queen's Road, Nottingham, NG2 3AQ

**A roadside retail unit is available at Nottingham station suitable for a newsagent, convenience store or bike shop.**

**Location:**

The unit comprises the former cycle hub and is located on the ground floor of the multi storey car park, on Queen's Road. Access to the station can be reached via the Queens Road entrance or the nearby pedestrian access on platform 7C where the overbridge links Queens Road to Station Street.

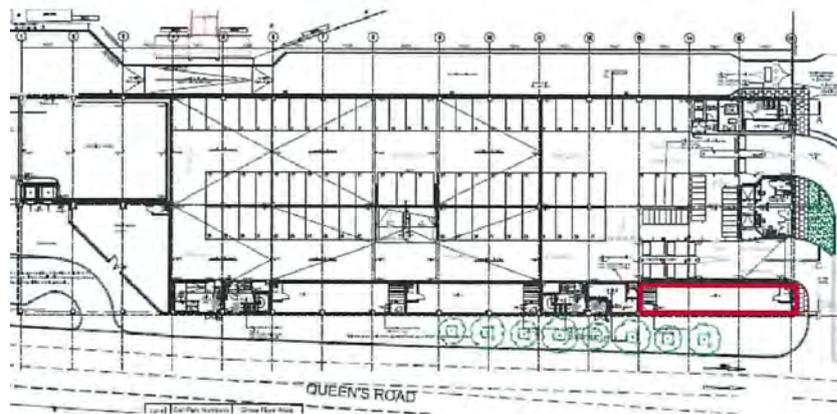
\*The latest figures available from the Office of Rail & Road (ORR) record passenger entries and exits of 7,864,690 for 2019/2020.

# 7.9m +

**Annual station footfall\***

ADVANCE  VENTURES

# EMR



**Convenience Store | CTN | Bike shop**

**Property:**

Modern retail unit with full height glazing and a prominent corner location on Queens Road. Subject to inspection, the net internal floor area is as follows: -

**Unit Size:** 91.97 sq m                      990 sq. ft.

**Rates Services & Insurance:**

Interested parties are advised to make their own enquiries to the local planning and building authorities in respect of business rates and planning consent. Service Charge and Insurance contributions to reflect 7.5% & 2.5% of the Rent payable respectively.

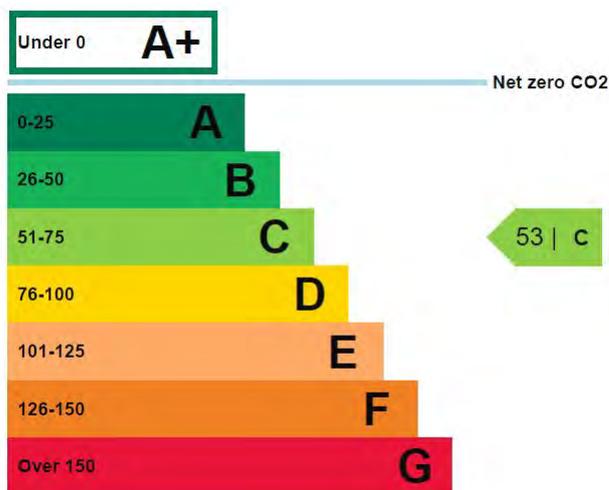
**Rent:**

To be negotiated depending on use but it is likely to comprise a Minimum Guaranteed Rent and/or a rent based on turnover.

**Costs:**

The ingoing occupier will be responsible for all Landlord and Superior Landlord legal and professional fees.

**EPC:**



**Inspection:**

Viewings can only be carried out with prior notice by contacting:

**James Catling**  
 +44 (0)7990 654567  
 enquiries@advanceventures.co.uk

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