



## ROBINSON WEBSTER

INDEPENDENT RETAIL PROPERTY ADVISORS



### NOTTINGHAM , 43 CLUMBER STREET

A1 RETAIL OPPORTUNITY – NEW LEASE (SUBJECT TO VP)

#### **Location**

This property is located in a 100% prime position at the top of Clumber Street, close to the entrance to INTU's **Victoria Centre**. Clumber Street is the established prime pitch in Nottingham City Centre.

Retailers in close proximity include; **Schuh, Holland and Barrett, Nationwide** and **JD Sports**.

#### **Accommodation**

The subject property is arranged over ground and basement levels and provides the following approximate areas:

Ground: 79 sq ft / 7.34 sq m  
Basement: 2,376 sq ft / 220 sq m

The unit benefits from strong visibility at street level with access to the basement from the ground floor.

#### **Tenure**

The property is available by way of a new 15 year effective FRI lease with 5 yearly upward only rent reviews.

#### **Rent**

£65,000 per annum exclusive.

#### **Rates**

Rateable Value: £ 38,250  
Rates Payable 18/19: £ 18,321

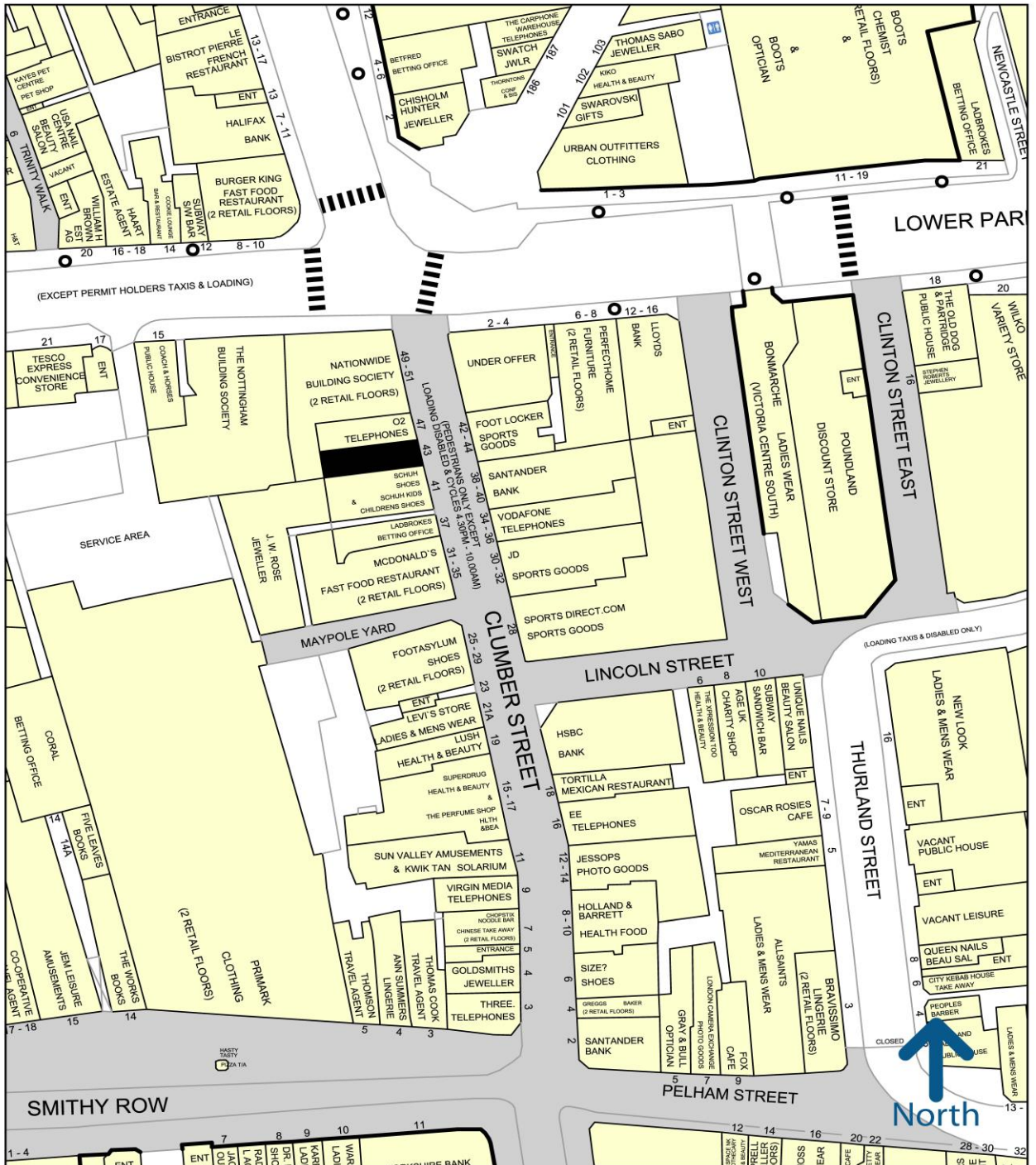
Interested parties are advised to make their own enquiries.

#### **Viewing and Further Information**

Through sole agents, Robinson Webster:

**Ian Webster**  
020 7190 9802 / 07901 516 723  
ian@robinsonwebster.co.uk

**Joe Martin**  
020 7190 9805 / 07493 341 431  
Joe@robinsonwebster.co.uk



Experian Goad Plan Created: 03/10/2017  
Created By: Robinson Webster Limited



Copyright and confidentiality Experian, 2017. © Crown copyright and database rights 2017. OS 100019885

For more information on our products and services:  
w.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



**Misrepresentation Act** - Robinson Webster act for themselves and for the vendors and lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Robinson Webster has any authority to make or give any representation or warranty in relation to this property