

# Nottingham

## 4 King Street

Class E Opportunity – Subject to Vacant Possession



### Location

The subject property occupies a prominent position on the pedestrianised section of King Street, close to the intersection with Long Row and Smithy Row in Nottingham city centre.

Adjacent to Clarks Shoes, nearby occupiers include Caffè Nero, The Alchemist, Zizzi's and Bill's restaurants.

### Demise

The property is arranged over ground and basement floors, comprising the following approximate net internal floor areas:

|                     |                  |                  |
|---------------------|------------------|------------------|
| <b>Ground Floor</b> | 346 sq ft        | 32.14 sq m       |
| <b>Basement</b>     | 414 sq ft        | 38.46 sq m       |
| <b>Total</b>        | <b>760 sq ft</b> | <b>70.6 sq m</b> |

### Tenure

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upwards only rent reviews.

### Rent

£30,000 per annum exclusive

### Rates

|                       |                |
|-----------------------|----------------|
| <b>Rateable Value</b> | £18,750        |
| <b>Rates Payable</b>  | £9,356.25 p.a. |

Interested parties are advised to make their own enquiries to Nottingham City Council 0115 915 4819

### EPC

Available upon request.

For further information or to arrange a viewing please contact:

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