

WEST END ARCADE UPPER PARLIAMENT STREET NOTTINGHAM NG1 6JP



CITY CENTRE RETAIL UNITS TO LET

- * Central location just off Upper Parliament Street
- * Flexible monthly licence agreements.
- * Suitable for a variety of retail uses, subject to landlords consent.

Located within a established shopping area, close to the Market Square

EM1730/HRP

ALL ENQUIRIES 01522 698888

1 Oakwood Road Doddington Road Lincoln LN6 3LH
Tel: 01522 698888 Fax: 01522 687962

www.hodelk.co.uk/commercial/

GENERAL

This well established and renowned shopping arcade located between Upper Parliament Street and Long Row, Nottingham City Centre and offers a number of retail units in various sizes. Available by way of a flexible licence agreement. There is additional first floor storage accommodation, subject to availability.

ACCOMMODATION

Unit	Nominal Size (sq ft)	Nominal Size (sq m)	Licence Fee (pcm)	Service Charge (pcm)	Insurance (pcm)	Monthly Total (pcm)	2010 Rateable Value
19	282	26.16	£217.00	£178.00	£62.00	£457.00	£3,500
25	175	16.28	£143.00	£112.00	£39.00	£294.00	£2,750
26	117	10.88	£100.00	£75.00	£26.00	£201.00	£1,650
28	332	30.80	£300.00	£211.00	£73.00	£584.00	£4,600
29	-	12.14	£104.00	£83.00	£29.00	£216.00	Under Offer
30	262	24.36	£217.00	£167.00	£57.00	£441.00	£3,650
32	211	19.61	£190.00	£134.00	£46.00	£370.00	£tba

OUTGOINGS

The Rateable Value for the unit is given in the above table. The Rate in The Pound for 2010/11 is 41.4p

SERVICE CHARGE

The provision of toilet facilities, cleaning and maintenance of common parts and management of the centre are paid for by way of the service charge, the amount of which is detailed above.

TENURE

The units are available on a monthly licence. Please contact the agents for further details.

REFERENCES

Bankers and two trade or character references will be required on prospective occupiers.

ADMINISTRATION CHARGE

A charge of £150 + VAT will be payable on the signing of a new licence agreement.

VIEWING

By appointment with Hodgson Elkington, 1 Oakwood Road, Doddington Road, Lincoln, LN6 3LH
Tel 01522 698888 Fax 01522 687962.

ANTI-MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations 2003 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

COMMERCIAL LEASES - CODE OF PRACTICE

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends that you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or from the Publications section of the Hodgson Elkington web site at www.hodelk.co.uk/publications/downloads.html