



TO LET : FORMER RESTAURANT UNIT SUITABLE FOR A VARIETY OF USES

Former Harvester, Castle Bridge Road, Castle Marina, Nottingham, NG7 1GX

KEY FEATURES

- 41 car parking spaces.
- 4,500 ft² set within a 0.5 acre site.
- Can be redeveloped to suit requirements.
- Extensive catchment population of 325,000 within a 15 minute drive time.
- Immediately available.
- Primary retail population of 925,000 people.
- Highly prominent and visible unit.
- Adjacent to McDonald's and opposite Sainsbury's super store.

For further information or
to arrange a viewing please
contact BOX Property

Frankie Labbate
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07930 406 727

Ben Tebbutt
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LOCATION

The property is located within the exceptionally well established **Castle Marina** site within Nottingham City Centre. The unit is 1 mile south of Nottingham's Market Square located just off the A453 Queens Drive, close to its junction with Castle Bridge Road.

Castle Marina is home to a variety of retail and leisure operators including **Sainsbury's, McDonalds, Lidl, PureGym, Pizza Hut, Home Sense, Costa Coffee, Currys Electronics, Premier Inn Hotel, Wren Kitchens, Sytner, Dunelm and B&M.**

DESCRIPTION

The property was constructed in 2012 and consists of ground floor with first floor mezzanine. The site totals 0.5 acres and provides parking for circa 41 vehicles.

ACCOMMODATION

The premises provides the following approximate internal areas:

	sq.m	sq.ft
Ground Floor	325	3,500
First Floor	92	1,000
Total	417	4,500

The property can be split or redeveloped to suit individual operators requirements.

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LEASE

The property is available on a new lease for a term of years to be agreed.

RENT

£ on application.

BUSINESS RATES

The tenant will be responsible for the payment of business rates to the Local Authority. The premises have been assessed for rating purposes as follows:

Rateable value (2023/2024) **£145,000**

UBR (2024/2025) **54.6p**

Rates Payable (2024/2025) **£79,170**

VAT

All sums quoted exclusive of VAT if applicable.

PLANNING

We understand the property benefits from planning consent for the following uses:

Class E (Commercial, Business and Services use)

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in connection with this letting.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request

VIEWING

Viewing is available by appointment with the sole agents.

IMPORTANT NOTICE

Box Property give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Box Property or the vendor/ lessor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser/ lessor must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/lessor does not make or give and neither Box Property or any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Every care has been taken in the preparation of these particulars, but their accuracy cannot be guaranteed. All properties are offered subject to contract and availability.

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