



Large City Centre Commercial Unit Size 2,937 sq ft (272.9 sq m)

- Situated on the popular Carver Street
- Self-contained unit, suitable for a variety of uses, subject to Change of Use
- Close to main retail and leisure pitch

Large City Centre Commercial Unit – To Let

Size 2,937 sq ft (272.9 sq m)

Location

The subject premises are situated on Carver Street, connecting Division Street and West Street, in the heart of the city center. Adjacent to the premises are a number of bars and restaurants as well as a mix of retailers, including Costa, William Hill and Eton Clothing.

Description

The property comprises a self-contained, basement level commercial unit, previously used as a late-night bar, suitable for a variety of uses. The property has substantial footprint, with WC facilities.

The property benefits from the following: -

- Access from Carver Street
- WC Facilities
- Internal stores
- Intruder alarm

Terms

The property is available to let by way of a new lease on terms to be agreed. The landlord is only willing to consider A1/A3 uses for the space.

EPC Rating

Available upon request.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

Rateable Value

The property is currently assessed as a single demise as "Nightclub and Premises" and has a 2017 draft rateable value of £25,250.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.



Further Information

All enquiries are through the joint agents CPP and Colloco.

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Date of Particulars

August 2019



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