

RETAIL UNIT TO LET

Unit 2 Top Valley Way Nottingham



Savills Leeds
3 Wellington Place
Leeds
LS1 4AP

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Location

- Nottingham is a major city in the East Midlands, with a total population of over 330,000 people. The subject property is situated to the north of Nottingham city centre on Top Valley Way.
- The unit is located within the busy Tesco Extra retail complex, immediately adjacent to Subway and benefits from direct frontage onto the car park.
- Other occupiers within the scheme include **Goshen Pharmacy, Top Valley Community Centre** and **NHS Health Point**.

Accommodation

The premises are arranged over ground floor only. Approximate net internal areas are:

Ground Floor: 1,307 sq ft 121.4 sq m

Rent

£32,500 per annum exclusive.

Tenure

The tenure is available by way of new internal repairing and insuring lease.

Service Charge

The estimated service charge for 2025/2026 is £1,481.

Rates

Rateable Value: £23,500
UBR 2025/26: £0.499
Rates Payable: £11,726.50

Parties are advised to make their own enquiries with the Local Authority.

Use

The premises currently benefits from Class E use.

EPC

EPC Rating B.

Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

Viewing & further information

Strictly by prior arrangement only with:

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TOP VALLEY WAY

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