



Prominent City Centre Commercial Premises 4,500 - 19,342 Sq Ft (418.05 - 1,796.87 Sq M)

- Suitable for a variety of uses (STP)
- Unique opportunity within Grade II Listed building
- Forming part of the successful Castle House regeneration

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Location

The former Co-Op is situated on Angel Street which provides excellent transport links via the Supertram and bus. The unique cultural and economic platform to the City. Providing a home for tech and digital start up and scale up business as well as being home to the National Videogame Museum, Kommune food hall and Ko-Host Event Space.

Description

The property forms part of the highly successful Castle House, a Grade II Listed Building now home a mix of occupiers and uses.

The subject demise comprises a former retail store and warehouse at lower ground floor level. As such the premises provides a large, predominantly open plan retail area and glazed frontage as well as significant storage/warehousing area, which is accessed via the rear service yard.

The property benefits from high ceilings with fully glazed frontage following the gradient of the road.

Terms

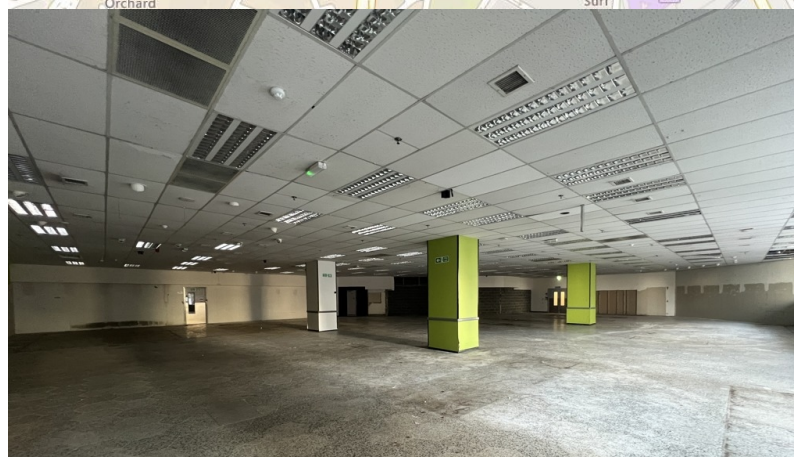
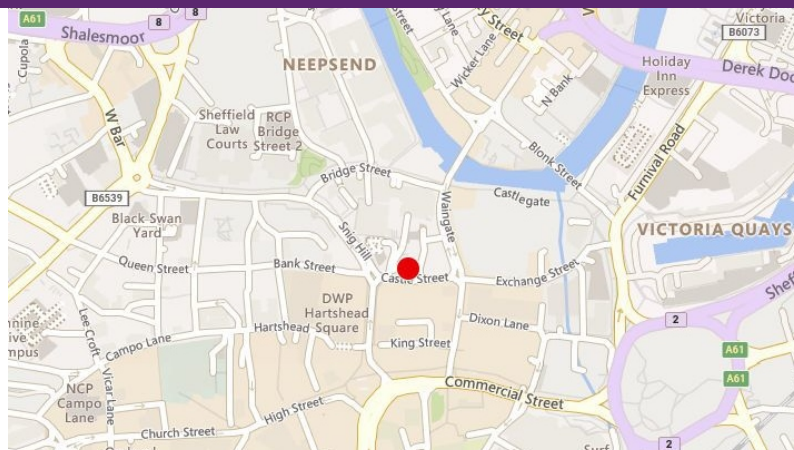
The premises is available to let either as a whole, or as a potential split, on new lease terms to be agreed.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bear their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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