

34 Lister Gate | Nottingham | NG1 7DD

Rare large retail unit on pedestrianised retail pitch in Nottingham city centre

349m²
(3,756ft²)

- Highly prominent retail unit fronting the pedestrianised main thoroughfare of Lister Gate through to Carrington Street and the south of Nottingham city centre
- Nearby retailers include Marks & Spencer, H&M, Flannels, New Look, Hotel Chocolat, Greggs & Birds Bakery
- E class planning consent
- Rent £75,000 per annum exclusive



TO LET



Location



Gallery



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Location

The property is located in the heart of Nottingham city centre, on the pedestrianised pitch of Lister Gate. Lister Gate is a busy pedestrian thoroughfare anchored by Marks & Spencer, with major retailers such as H&M, Flannels, New Look, Hotel Chocolat, Greggs and Birds Bakery all located in the vicinity. Lister Gate is the gateway to the south of Nottingham city centre with major student and office occupiers located in the vicinity. This includes the 276,000ft² HMRC offices and the new head office for Domestic & General comprising of circa 50,000ft² of accommodation. The Broadmarsh Car Park comprising of 1,050 spaces is now open together with the Broadmarsh Bus Station. The new central library within the Broadmarsh Car Park is currently fitting out. This will create an additional anchor to the south of Nottingham city centre.

The new Nottingham College city campus is located a short distance from the subject premises and the area surrounding the college and on north Carrington Street has undergone extensive pedestrianisation and landscaping creating a new identity for this part of Nottingham.

Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	349	3,756

There is the opportunity to take additional first floor and second floor storage if required.





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Lease Terms

The property is available by way of a new lease for a term of years to be agreed, subject to 5 yearly upward only open market rent reviews.

Rent

The property is available at a rent of:-

£75,000 per annum exclusive

Planning

The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Service Charge

The estimated service charge 2022 is £2,255.25 subject to annual reconciliation at the end of the service charge year.

Business Rates

The property is now offered as a ground floor only and therefore will need to be reassessed upon occupation.

Please note that the Rateable Value effective 1st April 2023 for the property as a whole is £78,000.

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.



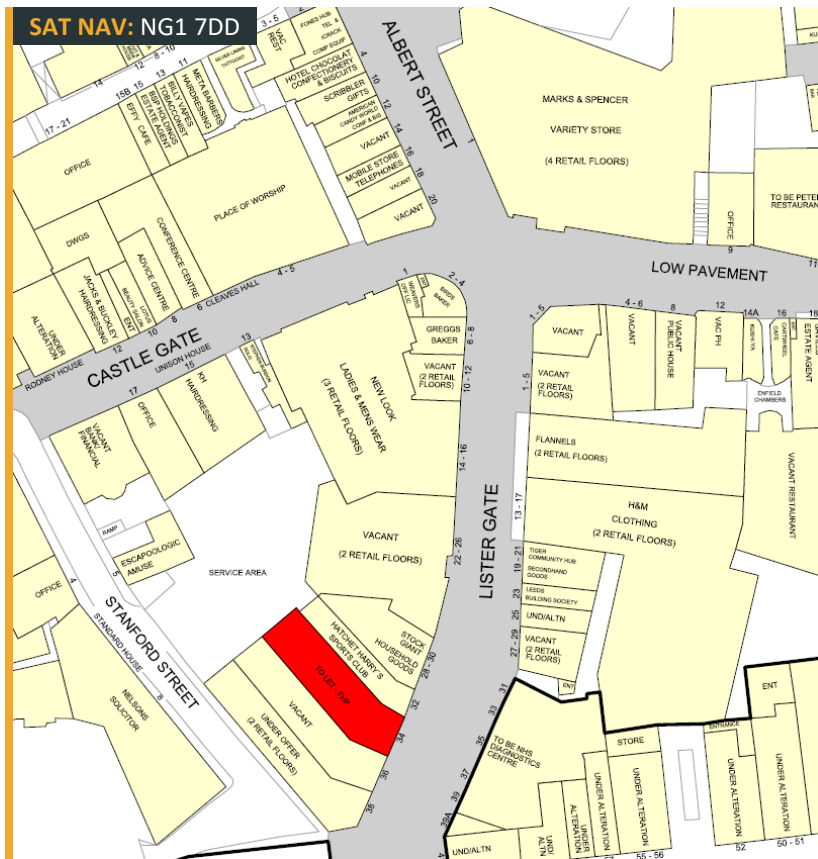
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EPC

The property has an EPC rating of E.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.