

12 Albert Street | Nottingham | NG1 7DA

## Prime city centre retail/leisure premises (Suitable for Retail or Hot Food Takeaway)

81m<sup>2</sup>  
(872ft<sup>2</sup>)

- Situated in the heart of Nottingham city centre
- Prime pedestrianised pitch
- Opposite Marks & Spencer
- Busy thoroughfare linking the south of the city, train/bus station and Market Square
- Quoting rent £45,000 per annum exclusive
- Other nearby occupiers include Hotel Chocolat, Smiggle, McDonalds, Halifax, Clarks and Sainsburys



**TO LET**



Location



Gallery



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## Location

The property is situated in a prime pedestrianised location within the heart of Nottingham city centre. Albert Street is a busy shopping street linking Lister Gate, Wheeler Gate, St Peters Gate and Exchange Walk. It is a stones throw from Nottingham's Market Square which is the focal centre point of the city and hosts a number of events throughout the year.

Albert Street benefits from strong footfall with it being the main pedestrian route from the Broadmarsh Bus Station, Nottingham Train Station and the south of the city.

Operators within the vicinity include Hotel Chocolat, Smiggle, M&S, McDonalds, Halifax, Sainsburys, to name a few.



## The Property

The property comprises a ground floor retail premises with prominent modern glazed shop front onto Albert Street. Internally the property is in good condition ready to occupy with open plan sales space.

## EPC

A copy of the EPC is available on request.





## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	81	872

## Lease Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is available at a rent of:-

**£45,000 per annum**

## Planning

It is understood the property benefits from rare approved planning consent for a **hot food takeaway** however it would also be suitable for retail use.

## Business Rates

Business rates will require reassessment on occupation with the property being split to comprise ground floor only.



## Service Charge

A service charge will be payable towards communal/external maintenance of the building.

## VAT

VAT is applicable at the prevailing rate.

## 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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