

48 Friar Lane | Nottingham | NG1 6DQ

Prominent retail unit in Nottingham City Centre

Ground Floor Sales

47.42m² (510.42ft²)

- Located on the main pedestrian thoroughfare from Nottingham Castle to Market Square
- Close to Market Square tram stop and several main bus stops and taxi ranks
- Operators in the vicinity include Bierkeller, Speciality Coffee, The Ned Ludd and Southbank Bar
- Immediate occupation
- Rent - £19,750 per annum



TO LET



Location



Gallery



Contact



Location

The retail premises are situated on Friar Lane which benefits from a high footfall from the several main bus stops located directly outside the premises. Friar Lane is a main pedestrian thoroughfare from the Nottingham Castle to The Old Market Square.

The subject property is just a short distance from Old Market Square, a focal point of the city centre. Trading in close proximity are a number of national, regional and independent retailers which include Costa Coffee, Bierkeller, Kitty Café and Southbank Bar.

The Property

The subject property is a ground and basement retail unit with prominent frontage onto Friar Lane. Internally, the unit is well presented and benefits from wooden flooring, painted and plastered walls and a large net sales which is suitable for a variety of uses (subject to planning).

The basement is also usable for additional sales space or storage and has a staff breakout area fitted with a kitchenette and staff welfare facilities.

Accommodation

The property provides the following approximate areas:

| Accommodation | m ² | ft ² |
|---------------|----------------|-----------------|
| Ground Floor | 47.42 | 510.42 |
| Basement | 43.07 | 470.04 |
| Total | 91.12 | 980.82 |

(These measurements are given for information purposes only)





Lease Terms

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

Rent

The property is available at a quoting rent of:

£19,750 per annum

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.

This information is for guidance only and all parties should check themselves with the local planning authority.

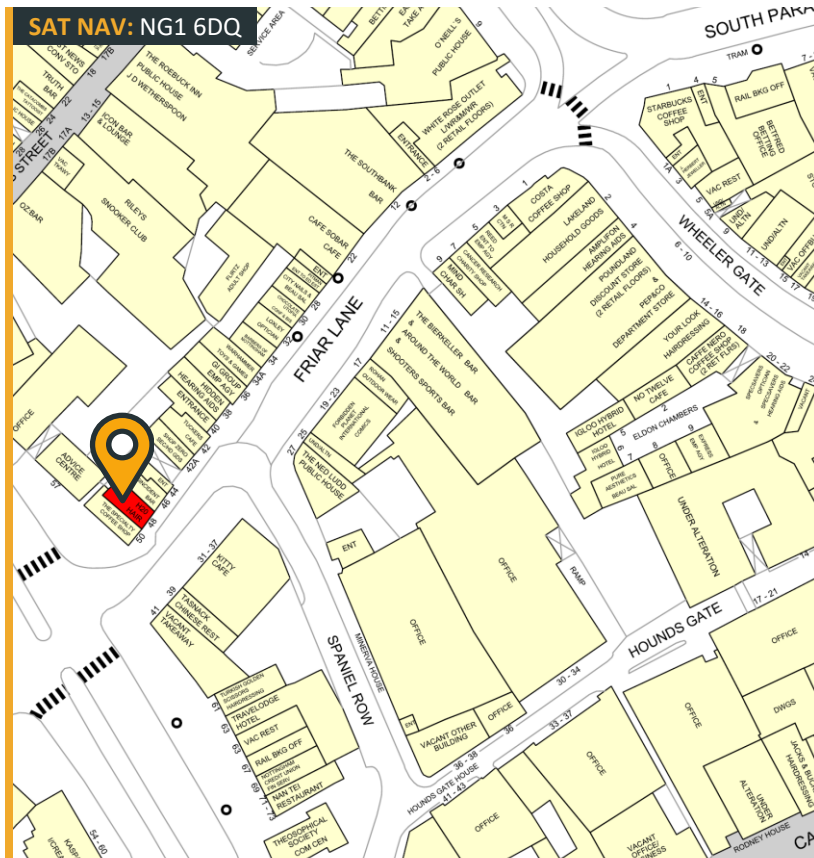
Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises
Rateable Value (2023): £11,000

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until from 01/04/2023 to 31/03/2024 (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.



EPC

The property has an EPC rating of 66 falling within Band C.

VAT

VAT is applicable at the prevailing rate.

Service Charge

A service charge is levied for the upkeep and maintenance of the building. The service charge figure is approximately £1,701 per annum.

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.

fhp.co.uk

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