

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

Ground Floor Sales
349.68m² (3,764ft²)

- Highly prominent corner position fronting the pedestrianised main thoroughfare of Lister Gate through to Carrington Street
- Nearby retailers include Marks & Spencer, H&M, New Look, Hotel Chocolat, Scribbler, Greggs & Birds Bakery
- First floor sales/stores 359.34m² (3,868ft²)
- Second floor ancillary 390.75m² (4,206ft²)
- Rent £75,000 per annum exclusive



TO LET



Location



Gallery



Contact



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, New Look, Hotel Chocolat, Scribbler, 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.

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.





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	349.68	3,764
First Floor Sales/Stores	359.34	3,868
Second Floor Ancillary	390.75	4,206

There is an opportunity to take the property as ground floor only if required.

Lease Terms

The property is available by way of a new lease for a term of years to be agreed.

Rent

The property is available at a rent of:-

£75,000 per annum exclusive

Service Charge

The estimated service charge 2022 is £2,388.04 subject to annual reconciliation at the end of the service charge year.

EPC

The property has an EPC rating of E.



Business Rates

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

Shop & Premises
Rateable Value (2023): £80,000

If the property is to be subdivided to be ground floor only, business rates will need to be assessed upon occupation.

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable 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 relevant local billing authority.

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.