

21-23 Clumber Street | Nottingham | NG1 3ED

## 100% Prime Nottingham Retail Premises (Subject to Vacant Possession)

Ground Floor Sales  
95.05m<sup>2</sup> (1,023ft<sup>2</sup>)  
Plus Upper Floors

- 100% prime position on Clumber Street
- Nottingham's premier pedestrianised retailing location
- Open plan ground floor sales area with upper floor ancillary
- Nearby operators include JD Sports, Footasylum, Superdrug, Footlocker and Tag Heuer
- New lease - £98,500 pa



**TO LET**



Location



Gallery



Contact



## Location

The property occupies a 100% prime location at the centre of Clumber Street which is recognised as Nottingham's busiest retailing location and a busy thoroughfare to the Victoria Shopping Centre.

Clumber Street is home to a host of quality national multiple tenants including JD Sports, Footasylum, Size, Superdrug, Holland and Barrett and Footlocker to name a few.

Clumber Street forms a direct north-south linking the Victoria Shopping Centre, the Market Square, the southern gateway to the city, the Broadmarsh development site and Nottingham Train and Bus Stations.



## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor Sales	95.05	1,023
First Floor Ancillary	88.63	954
Second Floor Ancillary	48.55	522
Basement	34.93	376
<b>Total</b>	<b>267.09</b>	<b>2,875</b>





## New Lease

Subject to vacant possession the property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rent of:-

**£98,500 per annum exclusive**

## Planning

It is understood the property will fall into **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche.

## Business Rates

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

Shop & Premises

Rateable Value (2023): £99,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2023 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 C.





## VAT

VAT is applicable at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs.

## 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.