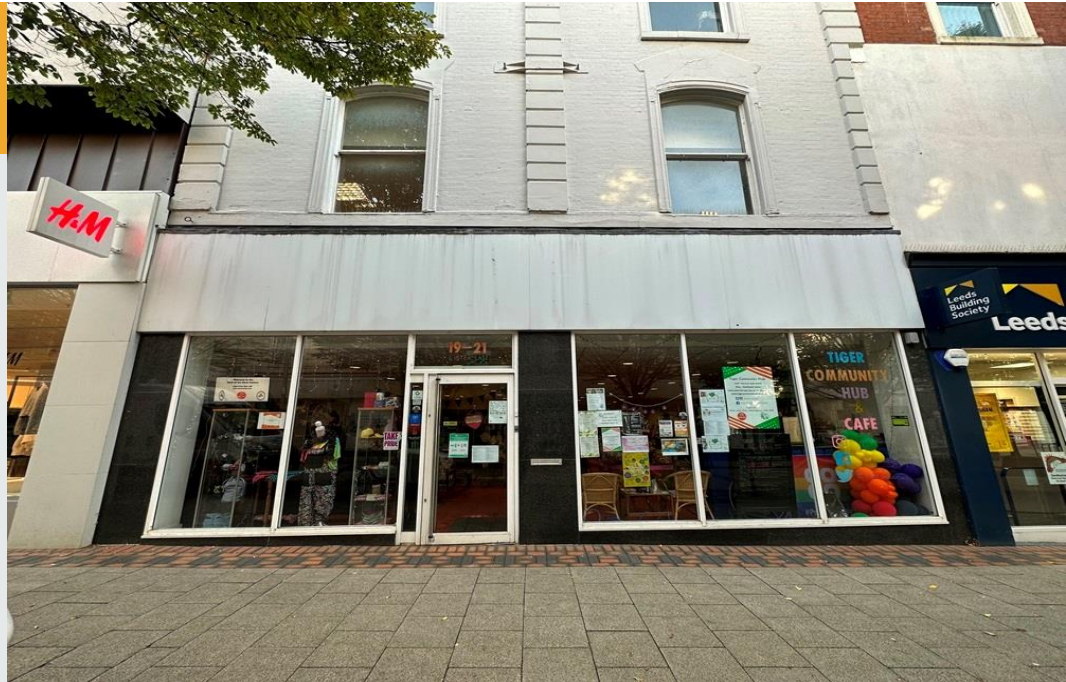


19-21 Lister Gate | Nottingham | NG1 7DE

City centre retail premises to let

Ground Floor Sales
94.60m² (1,018ft²)

- Central Nottingham city centre
- Next to H&M and Flannels
- Busy pedestrianised street linking the bus & train station with the city centre
- Operators in the vicinity include New Look, M&S, Scribbler and Hotel Chocolat
- Quoting Rent £37,500 per annum exclusive



TO LET



Location



Gallery



Contact



Location

The property is located in the heart of Nottingham city centre, on the pedestrianised Lister Gate. Lister Gate is a busy thoroughfare anchored by Marks & Spencer, with major retailers such as H&M, New Look, Flannels, Hotel Chocolat, Scribbler, Greggs and Birds Bakery all located in the vicinity.

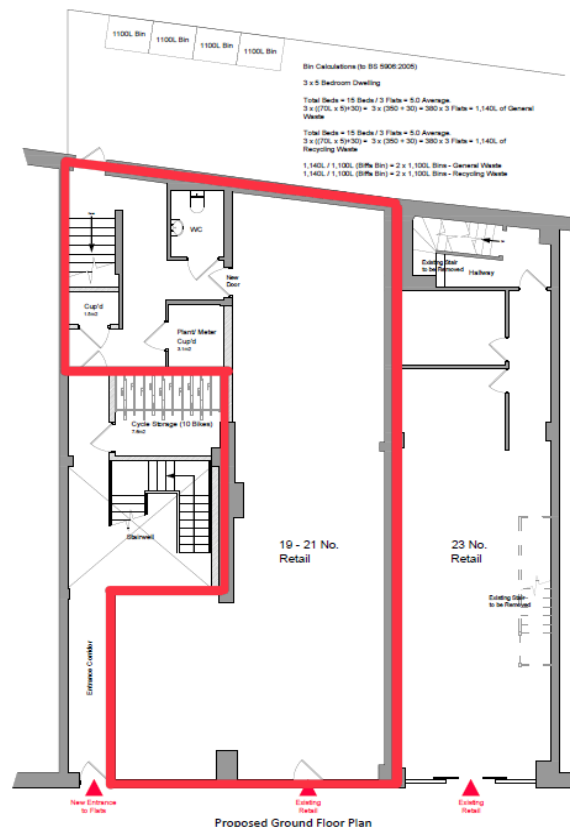
Lister Gate is the gateway to the south of Nottingham city centre with major student and office developments located in the vicinity, this includes the 276,000ft² HMRC offices, 50,000ft² head office for Domestic & General and multiple PBSA buildings.

The Broadmarsh Car Park with 1,300 spaces is now open together with the Broadmarsh Bus Station. The new 30,000ft² central library within the Broadmarsh Car Park is currently fitting out due to open in the next few months which will create an additional anchor to the south of Nottingham city centre.

Nottingham College city campus is located a short distance away 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.

The Property

The property is to be reconfigured to provide a ground floor retail premises only.





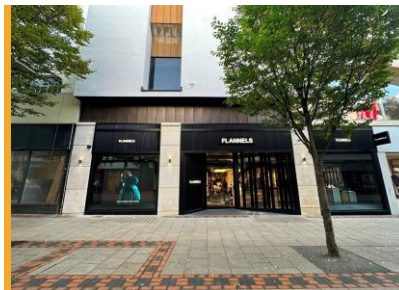
Location



Gallery



Contact



Accommodation

The proposed redevelopment will provide the following approximate area:-

Floor	m ²	ft ²
Ground Floor	94.60	1,018

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 quoting rent of:-

£37,500 per annum exclusive

Service Charge

A service charge will be applicable for communal maintenance of the building, more details on request.

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.

EPC

A copy of the EPC is available on request.



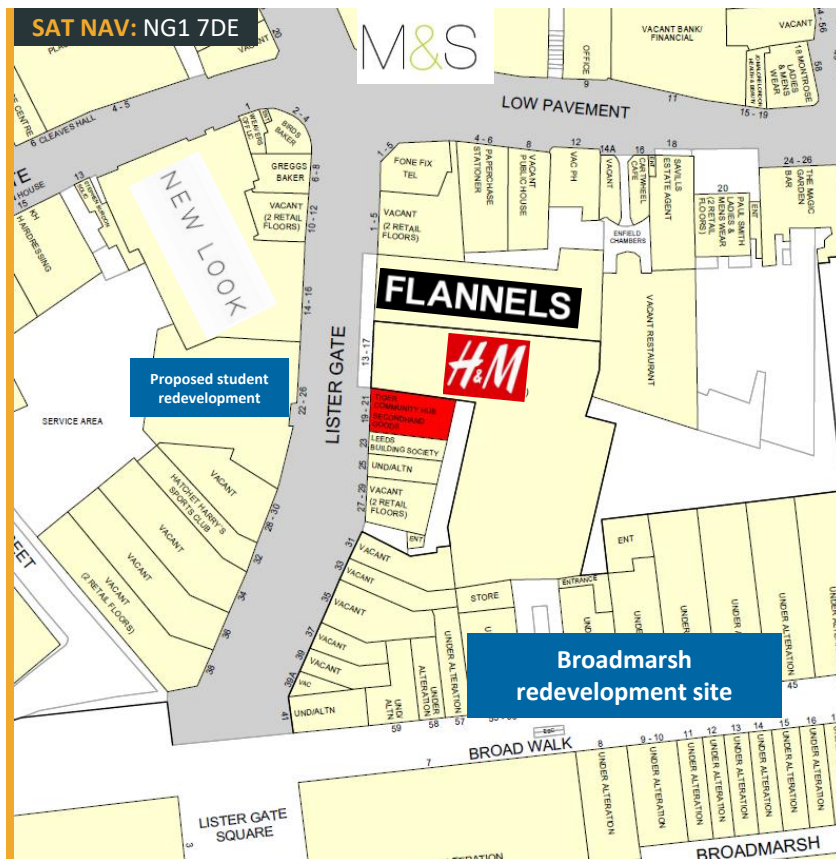
Location



Gallery



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Business Rates

The property is to undergo reconfiguration to provide ground floor only, the current Rateable Value is £55,500 however this includes the upper floors which will no longer be part of the property and therefore the Rateable Value will require reassessment 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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Ellis Cullen

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21/11/2023

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