

19-21 Lister Gate | Nottingham | NG1 7DE

# Prime position retail unit adjacent to new Sports Direct in Nottingham city centre

**Ground Floor**  
**94.60m<sup>2</sup> (1,018ft<sup>2</sup>)**

- Central city centre location
- Busy pedestrianised street linking the train and bus station to the city centre
- Next door to new Sports Direct and Flannels
- Use Class E
- Quoting Rent £37,500 per annum
- Nearby operators include New Look, Greggs, Birds Bakery and Marks & Spencer



**TO LET**



Location



Gallery



Contact





Location



Gallery



Contact

## Location

The property is located in the heart of Nottingham city centre, on the pedestrianised Lister Gate. The property is situated directly next door to the brand new Sports Direct, USC and Game as well as Flannels which opened earlier this year. Lister Gate is a busy thoroughfare which is anchored by Marks & Spencer with other retailers including New Look, Hotel Chocolat, Scribbler, Greggs and Birds Bakery all located close by.

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 276,000ft<sup>2</sup> HMRC offices, 50,000ft<sup>2</sup> 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 30,000ft<sup>2</sup> central library opened earlier this year creating an additional anchor to the southside of the city.

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 provides a ground floor retail premises with open plan sales area and rear store room and WC.





Location



Gallery



Contact



## Accommodation

The proposed redevelopment will provide the following approximate area:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
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.



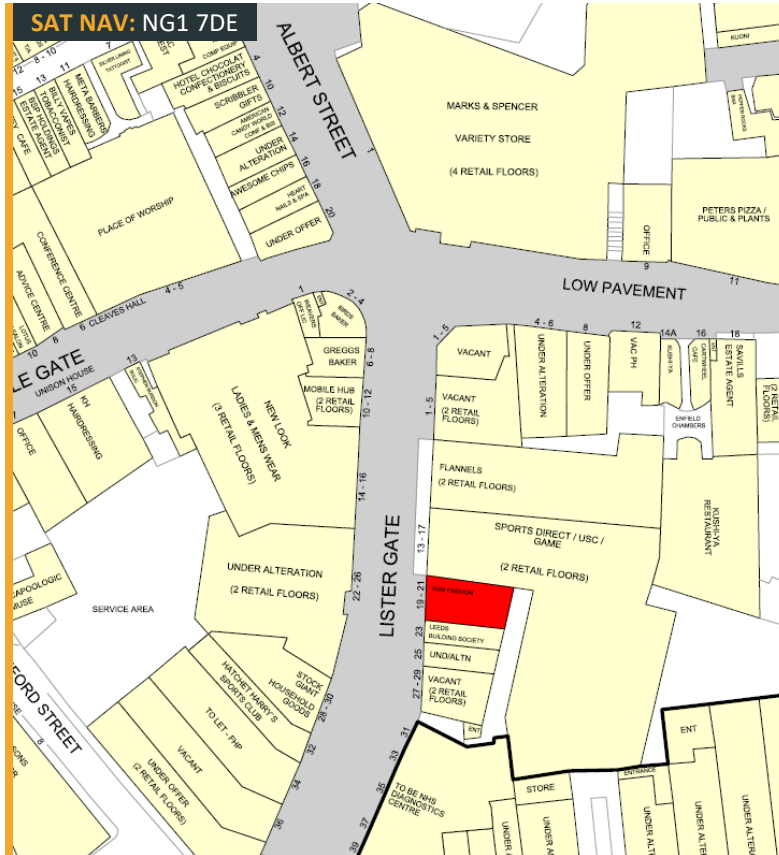
Location



Gallery



Contact



## 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 40% on the rates payable until 31/03/2026 (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.

## 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:-

**Oliver Marshall**

07887 787 885

oliver@fhp.co.uk

**Ellis Cullen**

07450 972 111

ellis.cullen@fhp.co.uk



**Fisher Hargreaves Proctor Ltd.**

10 Oxford Street  
Nottingham, NG1 5BG

**fhp.co.uk**

21/01/2025

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