

## Prime position Lace Market retail/leisure/office opportunity

83.24m<sup>2</sup>  
(896ft<sup>2</sup>)

- Prominent location fronting Weekday Cross
- Use Class E
- Nearby operators include **YO! Sushi, All Bar One, Cross Keys, Everyday People, Tap House, The Ivy** and **Coco Tang**
- Opposite Fletcher Gate Car Park on the corner of Byard Lane
- Quoting Rent £35,000 per annum



TO LET



Location



Gallery



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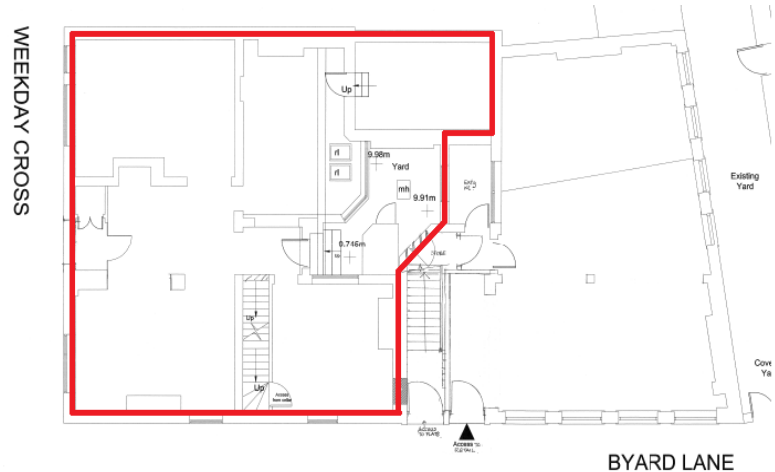
## Location

The subject property is situated in a sought after location just off Bridlesmith Gate in a high profile position opposite Fletcher Gate multi-storey car park and the nearby tram stop.

The Lace Market is a vibrant area of Nottingham city centre, the immediate surrounding area is an eclectic mix of exciting national, regional and independent retail, F&B and leisure operators.

Bar and restaurant operators close by include the likes of **YO! Sushi, All Bar One, Piccolino, Das Kino, Baresca, Coco Tang, The Ivy (opening 2025), Everday People** and **The Tap House**.

There are also a number of quality retail operators nearby including **Reiss, Paul Smith, Fred Perry** and **Jo Malone**.



## The Property

The property has a prime frontage onto Weekday Cross forming part of an attractive Listed building. Internally it provides accommodation over ground floor as seen in the plan, it would be suited to café, restaurant or office uses.

## EPC

The property has an EPC rating of C – 66.





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## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	83.24	896
Former Strong Room	13.19	142
<b>Total</b>	<b>96.43</b>	<b>1,038</b>

## Lease Terms

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

## Rent

The property is available at a quoting rent of:-

**£35,000 per annum exclusive**

## Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office, clinic and gym.

## Service Charge

A service charge is payable towards communal maintenance of the building, the current annual contribution is approximately £650.





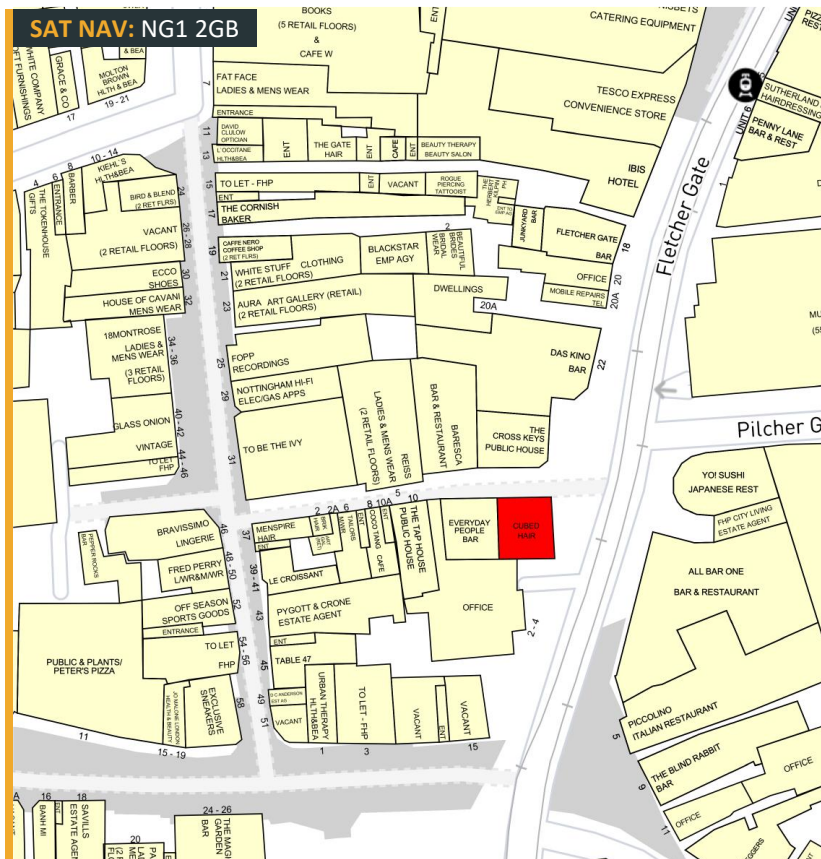
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## Business Rates

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

Rateable Value (RV): £29,250

UBR Multiplier: 49.9p

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.

## VAT

VAT is applicable at the prevailing rate.

## 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.