

## Prominent retail/leisure opportunity in Nottingham city centre

**Ground Floor**  
**162.20m<sup>2</sup> (1,746ft<sup>2</sup>)**

- Attractive period building
- Prominent frontage onto the pedestrianised street
- Exciting location with further regeneration plans
- Open plan ground floor space
- Established retail & leisure pitch
- Nearby operators include **Paul Smith, Jo Malone, Flannels, Public & Plants, Superdry** and **Marks & Spencer**
- Quoting Rent £38,000 pax



**TO LET**



Location



Gallery



Contact

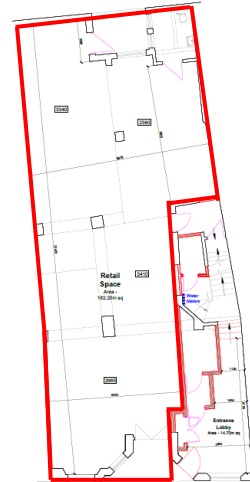
## Location

Low Pavement is an established retail & leisure location within Nottingham city centre, close to the prime pitches of Bridlesmith Gate and the busy junction connecting Albert Street and Lister Gate.

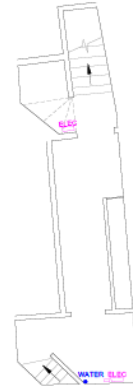
The property is situated close to the Broadmarsh Regeneration, recently purchased by Homes England for redevelopment and the new Green Heart Park Space.

The location is a popular F&B pitch with operators including **The Ivy** (opening 2025), **Public & Plants**, **Coco Tang**, **Tap House**, **Everyday People**, **Peters Pizza**, **Magic Garden**, **Baresca** and **Pepper Rocks** all close by.

Retail operators in the vicinity include **Marks and Spencer** opposite, **Paul Smith**, **Jo Malone**, **Superdry**, **Exclusive**, **Fred Perry**, **Flannels**, **New Look** and **Sports Direct**.



Proposed Ground Floor Layout  
Scale 1:50



Proposed Basement Layout  
Scale 1:50

## The Property

Attractive Listed Building with prominent frontage onto the street. Internally the property provides open plan accommodation with character features and would be suited to either retail or leisure. Externally there is a widened pavement which would suit outside seating (subject to pavement licence).



## EPC

A copy of the EPC is available on request.



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## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	162.20	1,746

## 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 is a quoting rent of:-

**£38,000 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, more details available on request.



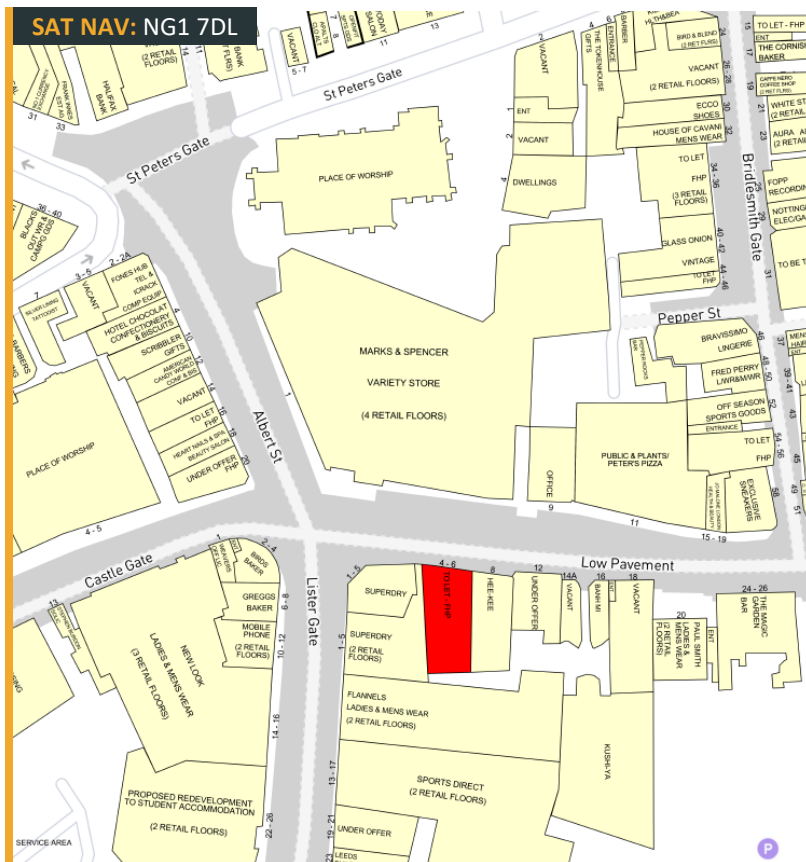
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## Business Rates

The property has been reconfigured and therefore the business rates will need to be reassessed 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.

## 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.