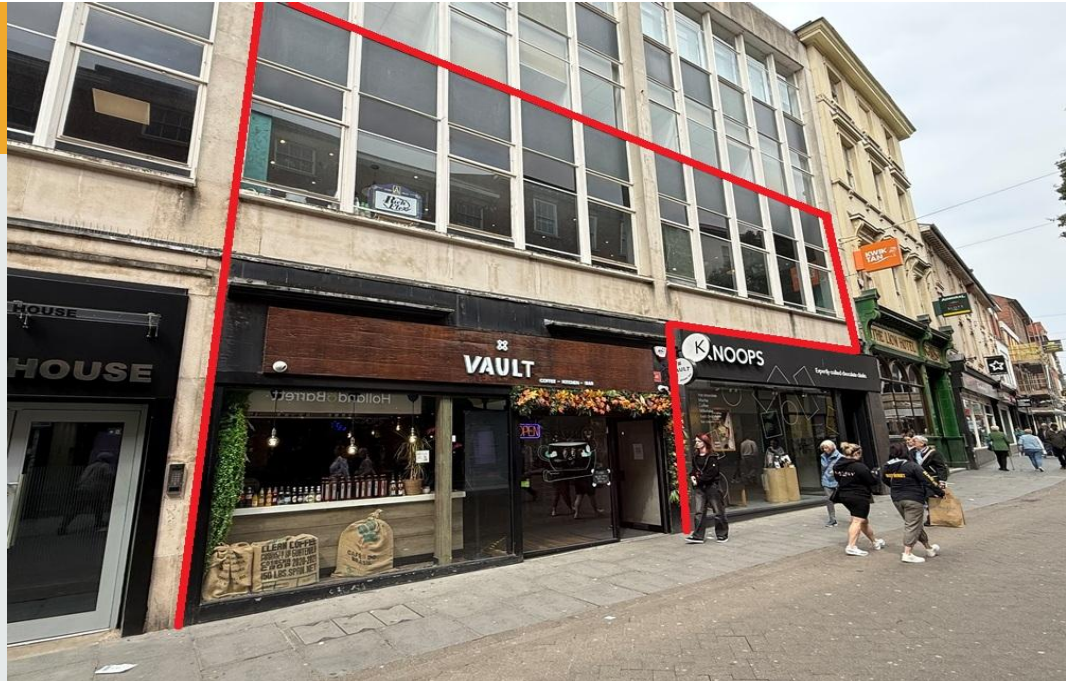


7 Clumber Street | Nottingham | NG1 3ED

## Prime Nottingham Grab & Go, F&B or Retail Opportunity (Subject to Vacant Possession)

Ground floor: 71.53m<sup>2</sup> (770ft<sup>2</sup>)  
First floor: 145.76m<sup>2</sup> (1,569ft<sup>2</sup>)

- Prime position on Clumber Street
- Ground floor retail with first floor seating
- Part fitted as cafe, would also suit retail uses
- Nearby operators include Size, Superdrug, JD Sports, Knoops & Lush
- Quoting rent £110,000 pax



**TO LET**



Location



Gallery



Contact



## Location

The property occupies a 100% prime position on Clumber Street in Nottingham City Centre.

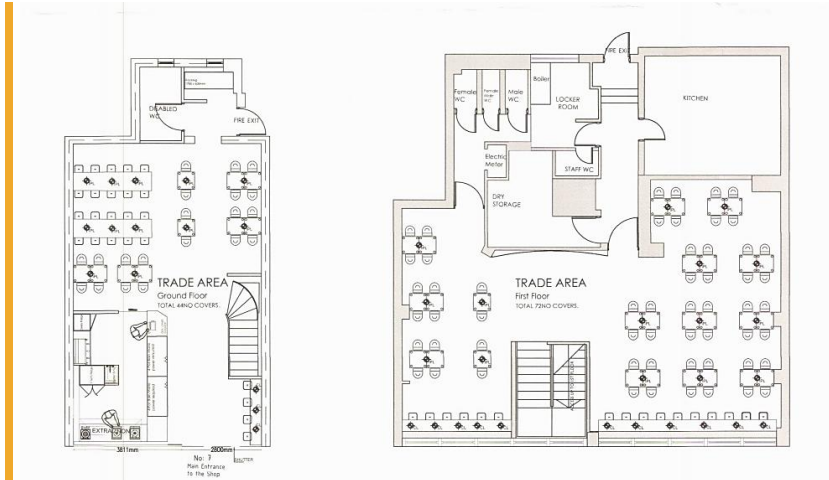
Clumber Street is Nottingham's busiest street which links High Street and Long Row with the Victoria Shopping Centre, it is home to key national retailers including; JD Sports, Superdrug, Three, Holland & Barrett, Size, Foot Asylum and Lush. QSR / F&B operators on Clumber Street include McDonalds, Burger & Sauce and Jollibee.

## The Property

7 Clumber Street comprises accommodation over ground and first floors. It is currently part fitted as a café with ground floor servery and seating. Customer stairs lead to a first floor seating/sales area with additional back of house kitchen and customer toilets. It benefits from a prominent glazed shop front onto the busy high street.

The property would suit grab & go food businesses or operators that can trade across 2 floors, alternatively it would be suitable for retail use.





Indicative floor plan/layout option



## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	71.53	770
First Floor Sales	103.96	1,119
First Floor Stores	41.80	450
<b>Total</b>	<b>217.29</b>	<b>2,339</b>

(This information is given for guidance purposes only).

## Lease Terms

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

## Rent

The property is available at a quoting rent of:-

**£110,000 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 or Café/Restaurant.

## Business Rates

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

Rateable Value (RV): £66,500

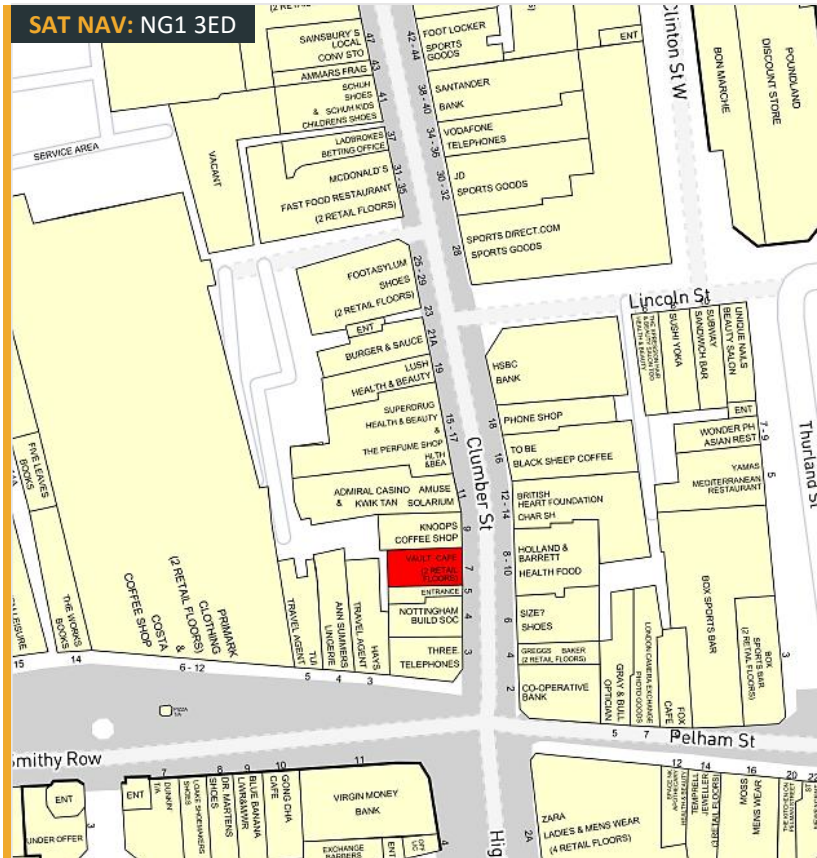
From 1<sup>st</sup> April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of 43.0p. This information is for guidance only and all parties should check themselves with the local billing authority.

## Service Charge

A service charge is applicable and is approximately £6,867 for the current year.

## VAT

VAT is applicable at the prevailing rate.



## EPC

A copy of the EPC is available upon request.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

**Ellis Cullen**

07450 972 111

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**Dom Alston**

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20/08/2025

Please click here to read our "Property Misdescriptions Act". E&OE.