

16 Albert Street | Nottingham | NG1 7DA

## Prime city centre opportunity with hot foot takeaway consent

Ground Floor Sales  
76.51m<sup>2</sup> (823ft<sup>2</sup>)

- Situated in the heart of Nottingham City Centre on a prime pedestrianised pitch
- Fully fitted takeaway premises ready for immediate occupation
- Busy thoroughfare linking the south of the city, train/bus stations and the Market Square
- Other nearby occupiers include **Hotel Chocolat, M&S, Scribbler** and **Sainsbury's**
- Quoting rent - £40,000 per annum



TO LET



Location



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## Location

The property is situated in a prime pedestrianised location within the heart of Nottingham city centre. Albert Street is a busy shopping street linking Lister Gate, Wheeler Gate, St Peters Gate and Exchange Walk. It is a stones throw from Nottingham's Market Square which is the focal centre point of the city and hosts a number of events throughout the year.

Albert Street benefits from strong footfall with it being the main pedestrian route from the Broadmarsh Bus Station, Nottingham Train Station and the south of the city.

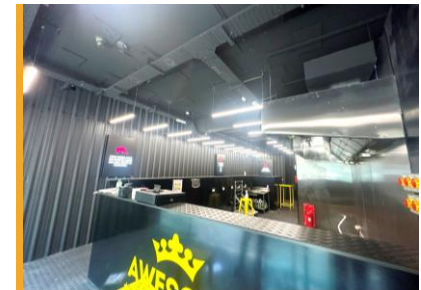
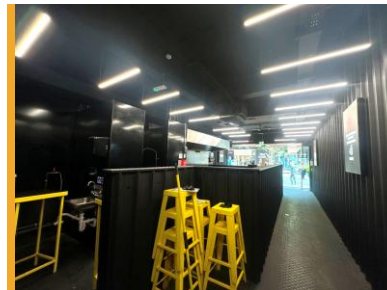
Operators within the vicinity include Hotel Chocolat, M&S, Scribbler and Sainsburys, to name a few, with Superdry set to open their new flagship store.

## The Property

The property benefits from the existing tenant's fit out in situ, ready for immediate occupation for hot food/takeaway users.

## EPC

The property has an EPC rating of 75 falling in Band C.





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## Accommodation

The property provides the following approximate areas:

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	76.51	823
First Floor	67.35	725
Second Floor	27.87	300
Third Floor	31.08	335
<b>Total</b>	<b>202.81</b>	<b>2,183</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 rent of:

**£40,000 per annum**

## Planning

It is understood the property has planning consent for hot food takeaway use. This information is for guidance only and all parties should check themselves with the local planning authority.

## Service Charge

A service charge will be payable towards communal/external maintenance of the building and is administered on an ad hoc basis.





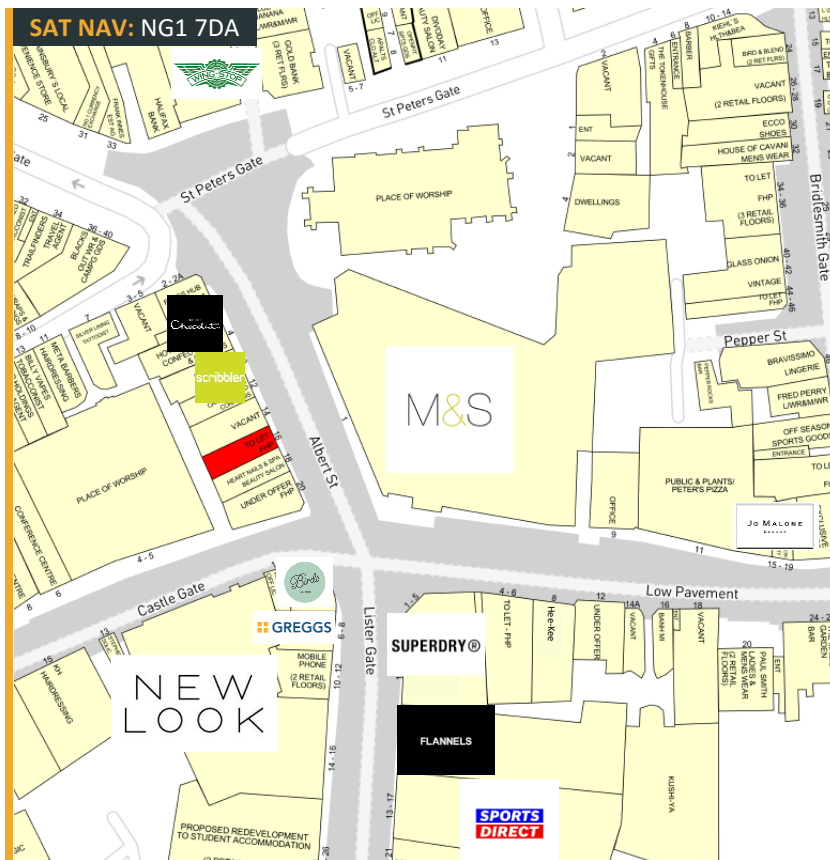
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## Business Rates

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

Rateable Value (RV): £45,000

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.

## 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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or contact our joint agents, Innes England:

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22/08/2025

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