

42 Houseman Gardens | Nottingham | NG2 2HX

## Café/retail space available to let in busy suburban location (Suitable for a variety of uses)

213m<sup>2</sup>  
(2,293ft<sup>2</sup>)

- Ground floor commercial unit suitable for a variety of uses
- Fronting Queens Walk and the tram stop
- Daily footfall and opposite Queens Walk Recreation Ground
- Serving large residential catchment
- Flexible accommodation suitable for a variety of uses
- Quoting Rent £25,000 per annum



**TO LET**



Location



Gallery



Contact





Location



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## Location

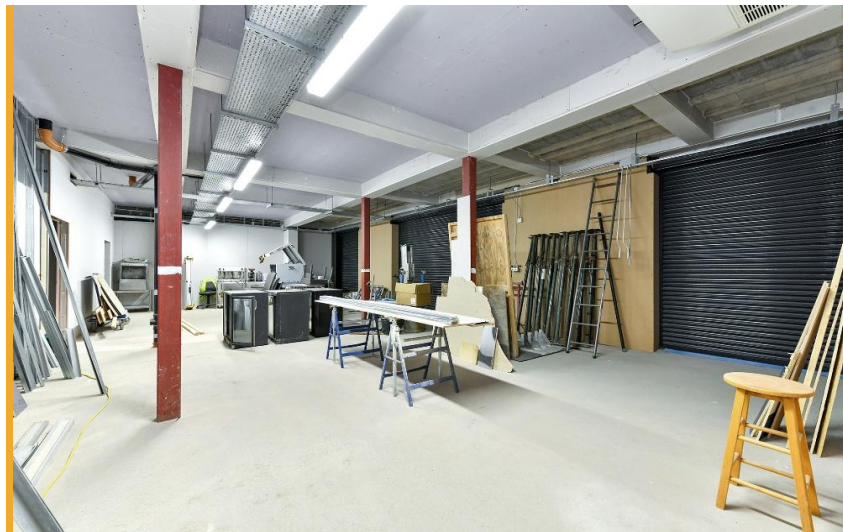
The property is situated on the edge of Nottingham city centre in The Meadows area. It is accessed from Houseman Gardens and fronts Queens Walk, the Queens Drive Recreation Ground and tram stop straight into Nottingham city centre. The immediate area is predominantly a residential location with the Bridgeway Centre shopping precinct also close by.

The property has a westerly orientation giving it a pleasant outlook with full evening sun overlooking the recreation ground. There is footfall to the Queens Walk elevation with people walking to and from Nottingham city centre and tram passengers. Nottingham Train Station is situated just 0.5 miles away to the north along with the new HMRC regional HQ and several new PBSA buildings.

## The Property

This is a unique property which has undergone full refurbishment by the sellers. It comprises a vacant ground floor commercial unit that has been part fitted as a café/bar. Alternatively the property would also be well suited for retail or community uses with flexible open plan accommodation.

The property benefits from rear loading as well as a secure gated parking space.





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## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	213	2,293

## Lease Terms

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

## Rent

The property is available at a quoting rent of:-

**£25,000 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.

## Service Charge

A service charge will be applicable based on the apportioned area and administered on an ad hoc basis.

## EPC

The property has an EPC Rating of B.



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Full plans are available on request.





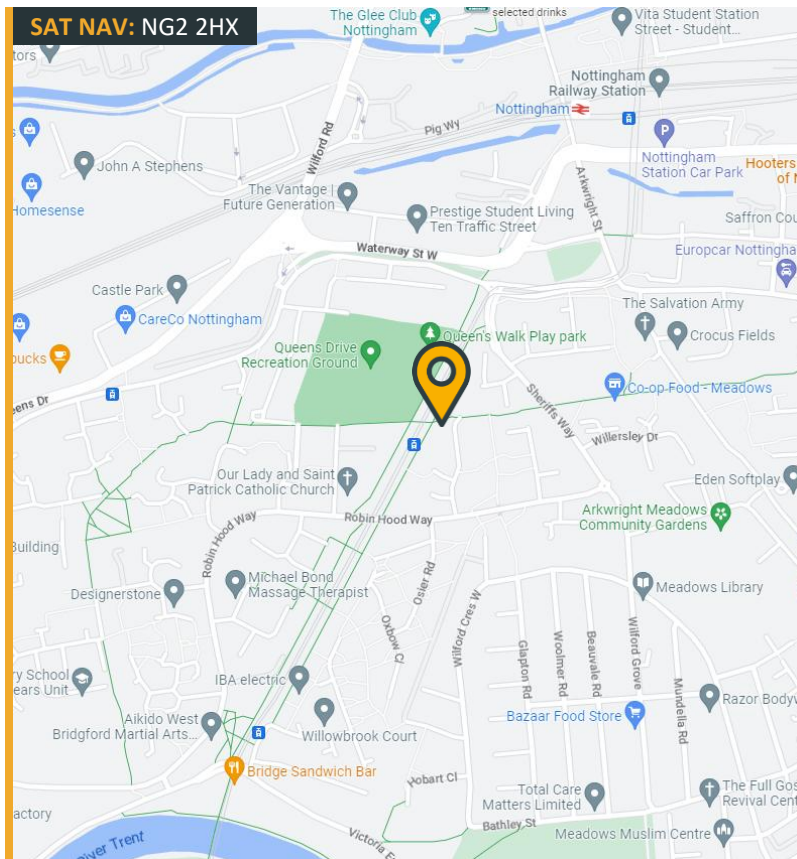
Location



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## Business Rates

The property will require assessment on 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

The property is not VAT elected and therefore not applicable.

## 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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09/09/2025



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