

16a Pelham Street | Carrington | Nottingham | NG5 1AP

Fully fitted café available to let in busy suburban location

76.96m²
(828ft²)

- Fully fitted café premises with extraction ready for immediate occupation
- Excellent for new start up businesses
- External seating area included
- Small business rates relief for applicable businesses
- Quoting rent - £12,000 per annum



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

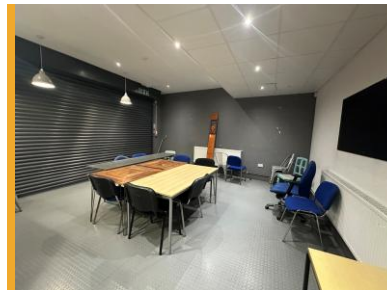
The subject property is located in Carrington positioned just off Mansfield Road (A60), one of Nottingham's busiest arterial routes with strong passing traffic.

The property benefits from being in close proximity to a range of community centres and schools making it particularly well suited for a café or grab and go style user that can capture the footfall.

The Property

The property has prominent frontage onto Pelham Road which is secured by an electric roller shutter door. Internally, the property is fully equipped as a coffee shop, with all fixtures and fittings included and ready for immediate occupation and ideal for new start up businesses.

There are also a series of ancillary storage cupboards and customer welfare facilities which leads out into the rear yard area which can be used for additional seating.





Location



Gallery



Contact



Accommodation

The property provides the following approximate internal area:

76.96m² (828ft²)

The information is given for guidance purposes only.

Lease Terms

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

Rent

The property is available at a quoting rent of:

£12,000 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. This information is for guidance only and all parties should check themselves with the local planning authority.

EPC

The EPC rating is available upon request.



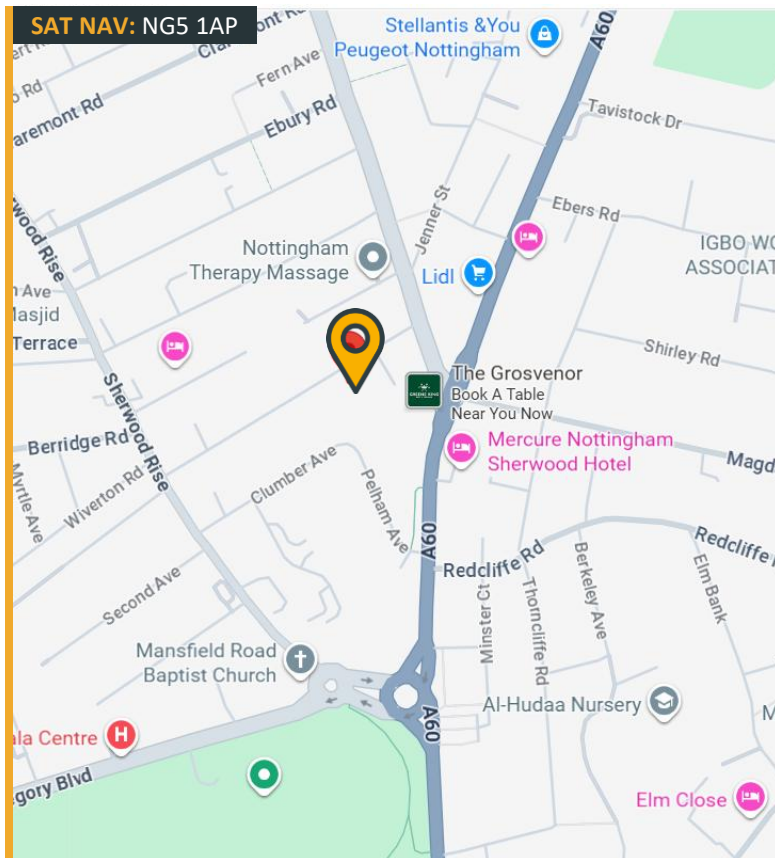
Location



Gallery



Contact



Business Rates

The property will require assessment 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

The property is elected for VAT and 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:-

Ellis Cullen

07450 972 111

ellis.cullen@fhp.co.uk

Dom Alston

07890 568 077

dom.alston@fhp.co.uk

**Fisher Hargreaves Proctor Ltd.**10 Oxford Street
Nottingham, NG1 5BG**fhp.co.uk**

16/09/2025

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