

27 Long Row | Nottingham | NG1 2DR

Prime Retail/Leisure Unit fronting the Market Square (Subject to Vacant Possession)

Ground Floor Sales
43m² (463ft²)

- Prime frontage onto Nottingham's Market Square
- High footfall location day & night
- Ground floor sales with basement storage
- Close to **Five Guys, Slim Chickens, The Alchemist, Bills, Primark, Manahatta** and **Clarks**
- Part fitted Food & Beverage/QSR unit
- Quoting Rent £47,500 pax



TO LET



Location



Gallery



Contact



Location

The property is situated in a 100% prime position fronting the Market Square – the city's main focal point which hosts numerous events throughout the year.

The location is a busy, pedestrianised thoroughfare close by to the junctions of King Street, Queen Street and Market Street as well as Long Row. The location benefits from strong footfall throughout the day and night.

In the immediate vicinity there are a host of popular and well recognised retail and leisure operators which include **Five Guys, Slim Chickens, Primark, Bills, The Alchemist, Clarks, Natwest** and **The Works**.

The Property

The unit comprises a ground floor retail unit with prominent frontage, basement storage with staff welfare/WC. It is presented part fitted as a café/grab and go premises.



EPC

A copy of the EPC is available on request.

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.





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Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	43.00	463
Ground Floor Store	10.37	112
Basement Staff Welfare	14.42	155
Basement Stores	45.00	484
Total	112.79	1,214

Plans are available on request.

Lease Terms

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

Rent

The property is available is a quoting rent of:-

£47,500 per annum exclusive

Service Charge

The property is subject to a service charge toward upkeep of the external of the building and is managed on an ad-hoc basis.



Business Rates

The property has been reconfigured and therefore the business rates will need to be reassessed upon occupation. The existing RV is £44,000 however this includes the upper floors which are no longer part of the property.

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.