

## Prime city centre retail unit

Ground Floor Sales  
78.97m<sup>2</sup> (850ft<sup>2</sup>)

- Prime Nottingham City Centre retail opportunity
- Opposite Marks & Spencer and adjacent to the Flying Horse Walk Arcade
- High footfall location close to Albert Street, Exchange Walk and Bridlesmith Gate
- Other nearby occupiers include **Wingstop, Warren James, Blacks, M&S** and **Hotel Chocolat**
- Quoting rent - £27,500 per annum



TO LET



Location



Gallery



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## Location

The property occupies a good secondary position on St Peters Gate, close to the junction with Exchange Walk and Albert Street, the main thoroughfare between Old Market Square, the new Broadmarsh Bus Station and Nottingham Train Station. Occupiers in the immediate vicinity include Wingstop (opening soon), M&S, Warren James and Hotel Chocolat.

The property is also a short distance from the aspirational fashion pitch of Bridlesmith Gate with occupiers such as Molton Brown, Kiehl's, The White Company and Grace & Co Jewellers. St Peters Gate is a cut through between these two pitches and therefore benefits from good footfall throughout the day.

The property is located adjacent to the Flying Horse Walk Arcade, a very popular retailing location with a mixture of regional and national retailers including Vivienne Westwood, Gigi Bottega, Seven Oaks Sound & Vision and The Cheese Shop.

## The Property

The property consists of open plan retail accommodation which previously traded as a nail salon but would be suitable for a variety of uses subject to planning.

Toward the rear are staff welfare facilities which leads down into a basement used for ancillary storage.





## Accommodation

The property provides the following approximate areas:

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	78.97	850
Basement Stores	24.80	267
<b>Total</b>	<b>103.77</b>	<b>1,117</b>

This information is given for guidance purposes only.

## Lease Terms

The property is available on an effective full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is available at a rent of:

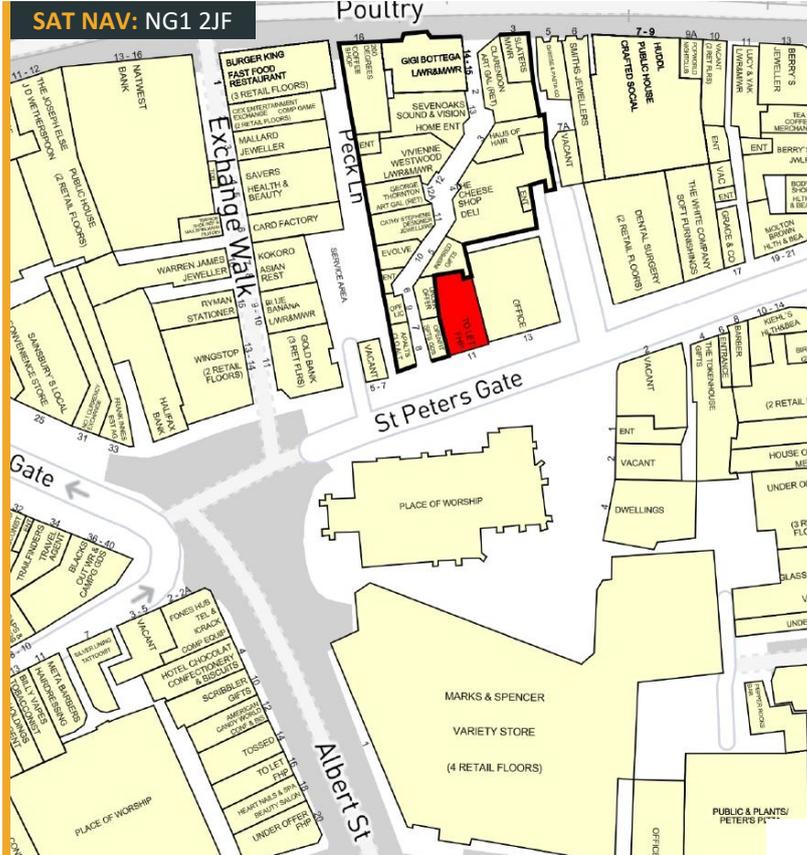
**£27,500 per annum**

## 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 use, clinic, health centre, creche and gym. This information is for guidance only and all parties should check themselves with the local planning authority.

## EPC

The property has an EPC rating of 68 falling in Band C.



## Business Rates

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

Rateable Value (RV): £56,500  
UBR Multiplier: 54.6p

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.

## Service Charge

A service charge is payable for maintenance of the common areas. Exact figures are available from the agents.

## 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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