

Located in the heart of Nottingham in the highly regarded Flying Horse Walk Arcade

Ground floor sales
19.97m² (215ft²)

- Situated in a sought after shopping arcade
- Close to Nottingham's prime retail pitch
- Nearby occupiers include **Vivienne Westwood, 200 Degrees Coffee, Gigi Bottega, Evolve Barbers and The Cheese Shop Deli**
- Full small business rates relief for applicable businesses
- Rent £15,000 per annum



TO LET



Location



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Location

Flying Horse Walk is located between St Peter's Gate and The Poultry, two streets running west of Bridlesmith Gate towards the busy street of Lister Gate.

The Property

The property is located centrally within Flying Horse Walk and comprises ground Floor retail sales area, along with additional storage at basement.

Nearby retailers include Vivienne Westwood, 200 Degrees Coffee, Gigi Bottega, Evolve Barbers, Haus of Hair and The Cheese Shop Deli

Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor Sales	19.97	215
Basement Stores	17.84	192
Total	37.81	407

EPC

The property has an EPC rating of 71 falling within Band C.





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Lease Terms

The property is available to let 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:

£15,000 per annum

Planning

The property is categorised as **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.

Business Rates

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

Rateable Value (RV): £5,800

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.



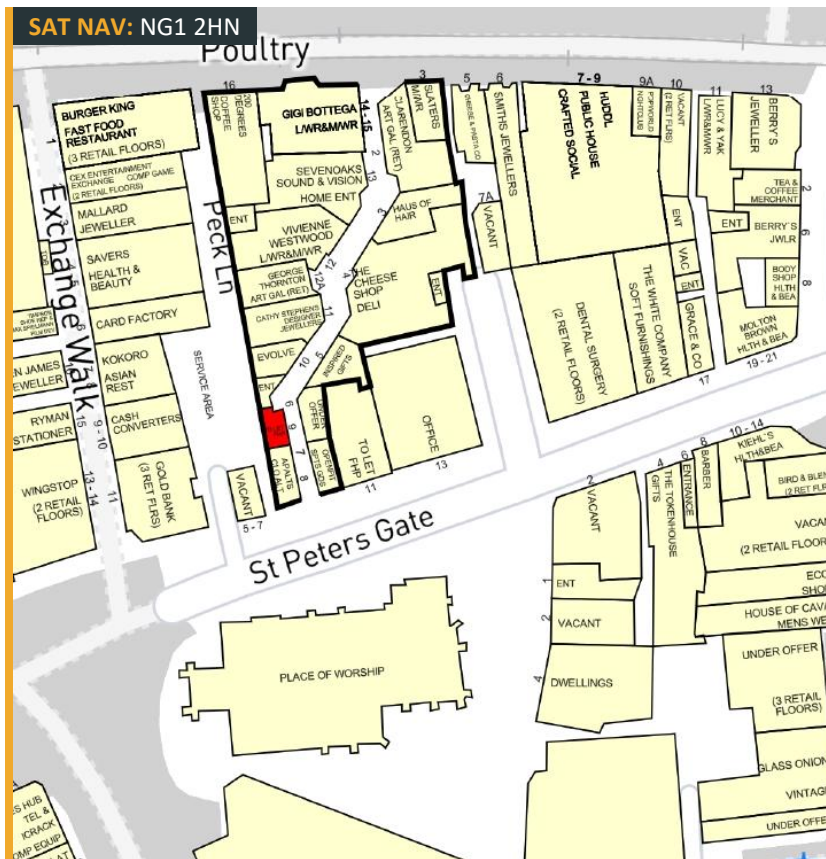
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Service Charge

There is a service charge applicable, further information is available on request.

VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

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.