

Prominent retail premises in the heart of the city centre

Ground Floor
54.30m² (584ft²)

- Central Nottingham city centre location
- Close to Nottingham's Market Square
- Busy location with high footfall
- Ground floor: 584ft²
Basement: 627ft²
- Nearby operators include **Forbidden Planet**, Warhammer, Bierkeller, Costa, Mind and Starbucks
- Quoting Rent £20,000 per annum



TO LET

Location

Gallery

Contact

Location

The property is situated on Friar Lane which benefits from high footfall throughout the day, further benefiting from several main Trent Barton bus stops located directly opposite. Friar Lane is a main pedestrian thoroughfare from Nottingham Castle to the Old Market Square which is just 50 yards away.

The property is in a prominent position adjacent to Forbidden Planet and a host of national, regional and independent operators.

The Property

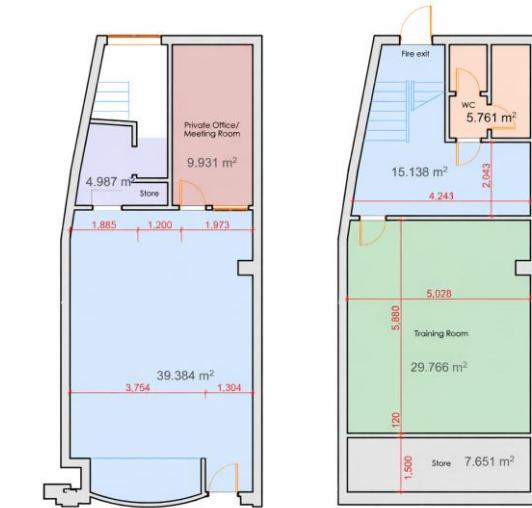
The property provides accommodation over ground and basement floors. Internally the property will undergo works to provide it in a white boxed condition ready for ingoing tenant's fit out.

The property has prominent frontage, has an open plan ground floor sales area with stairs leading to basement storage and staff facilities.

Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	54.30	584
Basement	58.30	627
Total	112.50	1,211





Lease Terms

The property is available on a new effectively full repairing lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:-

£20,000 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.

Business Rates

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

Rateable Value (RV) to 31st March 2026: £13,000

Rateable Value (RV) from 1st April 2026: £19,750 (draft)

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of 38.2p.

This information is for guidance only and all parties should check themselves with the local billing authority.

EPC

To be confirmed.

SAT NAV: NG1 6DA

Map of the area around St. James's Street, Nottingham, showing various bars, restaurants, and services. Key locations include The Southbank, The Bierkeller Bar, Shooters Sports Bar, and various public houses like The Rosebuck Inn and O'Neil's Public House. The map also shows the S Parade area and surrounding streets like St. James's Street, St. James's Square, and St. James's Place. Various businesses are marked with icons and numbers, such as hairdressers, coffee shops, and restaurants. A legend at the bottom right provides symbols for different business types like bars, restaurants, and services.

VAT

VAT is applicable at the prevailing rate.

Service Charge

A service charge will be payable towards communal maintenance of the building.

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