1 Clumber Street | Nottingham | NG1 3ED

100% prime corner E Class opportunity
Available from 29th September 2026

Ground floor: 76.55m² (824ft²)
Basement: 251.57m² (2,708ft²)

- Prime corner position at intersection of Clumber Street, Long Row, High Street and Pelham Street
- Opposite Zara
- Nearby occupiers include **Primark, Ann Summers, Size?, Holland & Barrett, Black Sheep Coffee, Knoops, Superdrug, Lush** and **Footasylum**
- Quoting Rent £125,000 per annum exclusive

TO LET

Location | Gallery | Contact

FHP
fhp.co.uk

Location

The property occupies a 100% prime position at the junction of Clumber Street, Long Row, Pelham Street and High Street in the heart of Nottingham city centre.

Clumber Street is Nottingham's busiest shopping street leading to the 1 million sq ft Victoria Shopping Centre which is anchored by John Lewis, Next, H&M and Boots.

Zara is located opposite and nearby occupiers include Primark, Ann Summers, Size?, Holland & Barrett, Black Sheep Coffee, Knoops, Lush, Superdrug and Footasylum.

The Property

1 Clumber Street comprises of ground floor sales together with a sales staircase leading to the basement which has a great floor to ceiling height and secondary means of escape.

Accommodation

The property provides the following approximate areas:-

Floor	m²	ft²
Ground Floor Sales	76.55	824
Basement	251.57	2,708
Total	**328.13**	**3,532**

(This information is given for guidance purposes only).

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 from 29th September 2026 following the existing tenant vacating the property.

Rent

The property is available at a quoting rent of:-

£125,000 per annum exclusive

VAT

VAT is applicable at the prevailing rate.

Planning

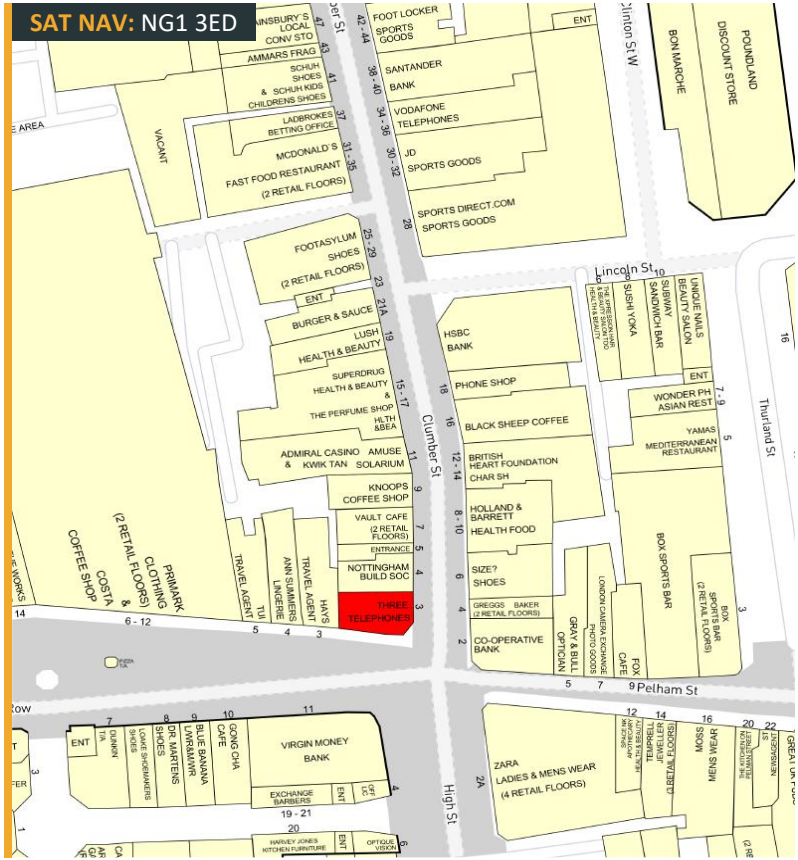
It is understood the property will fall into **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym or Café/Restaurant.

Service Charge

A service charge is applicable for the external maintenance of the property. The service charge is estimated for the financial year 2025/2026 at £10,369 plus VAT.

EPC

The property has an EPC rating of C – 68.



Business Rates

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

Rateable Value (RV): £82,500

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of 43.0p. This information is for guidance only and all parties should check themselves with the local billing authority.

Legal Costs

Each party is 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.