

Prime retail/leisure unit fronting the Market Square

Ground Floor
145m² (1,561ft²)

- Prime city centre location overlooking Market Square
- High day and night footfall location
- Ground floor sales: 145m² (1,561ft²)
- Basement storage: 46.64m² (502ft²)
- Nearby operators include **Tesco Express, Betfred, Starbucks** and **Costa**
- Use Class E
- Quoting Rent £60,000 per annum exclusive



Adjacent to newly opened
Tesco
Express

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 thoroughfare close by to the junctions of Friar Lane, Wheeler Gate and Beeston Hill. The location benefits from strong footfall throughout the day and night with a tram stop directly outside the property along Friar Lane benefiting from several main Trent Barton bus stops.

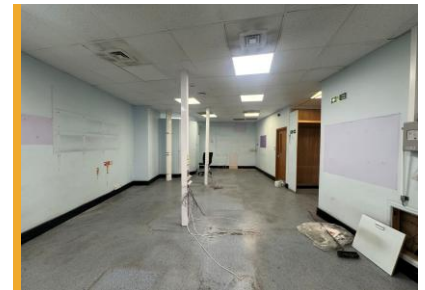
In the immediate vicinity there is a host of popular more recognised retail & leisure operators which includes the recent opening of Tesco Express, Starbucks, Costa, Betfred, Burger King and NatWest.

The Property

The unit comprises a regularly configured ground floor retail unit with prominent frontage onto the Market Square. There is basement stores alongside staff welfare facilities.

EPC

The property has an EPC rating of 61 falling within Band C.





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
ITZA	81.29	875
Ground Floor Sales	145	1,561
Basement	46.64	502
Total	191.65	2,063

Lease Terms

The property is available 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 quoting rent of:-

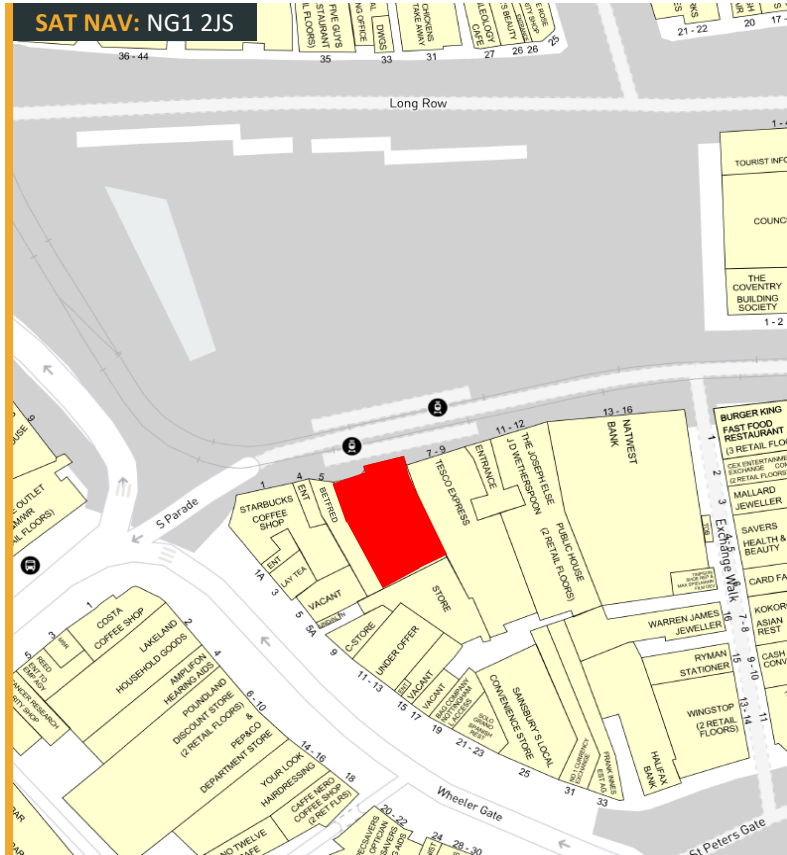
£60,000 per annum exclusive

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

VAT

VAT is applicable at the prevailing rate.



Business Rates

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

Rateable Value (RV): £58,000

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.

Service Charge

There will be a service charge payable towards the 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.