

## Prime retail/leisure unit fronting the Market Square

**Ground Floor**  
**145m<sup>2</sup> (1,561ft<sup>2</sup>)**

- Prime city centre location overlooking Market Square
- High day and night footfall location
- Ground floor sales: 145m<sup>2</sup> (1,561ft<sup>2</sup>)
- Basement storage: 46.64m<sup>2</sup> (502ft<sup>2</sup>)
- Nearby operators include **Tesco Express, Betfred, Starbucks** and **Costa**
- Use Class E
- Quoting Rent £59,500 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 Beastmarket 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 <sup>2</sup>	ft <sup>2</sup>
ITZA	81.29	875
Ground Floor Sales	145	1,561
Basement	46.64	502
<b>Total</b>	<b>191.65</b>	<b>2,063</b>

## 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:-

**£59,500 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 1<sup>st</sup> 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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