

Flexible retail/leisure space in Nottingham city centre

164.83m²
(1,774ft²)

- Central Nottingham city centre location
- Finished to a shell specification
- Nearby operators include **Kitty Café, Forbidden Planet, Shobu** and **Escapologic**
- Ideal for competitive socialising and a variety of uses (STP)
- Close to Market Square and Friar Lane
- Quoting Rent £17,500 per annum



TO LET



Location



Gallery



Contact



Location

Spaniel Row is situated just off Friar Lane, which is the main pedestrian thoroughfare from Nottingham Castle to the Old Market Square, all of which is in close proximity.

Friar Lane benefits from high footfall throughout the day and from several Trent Barton bus stops for ease of accessibility.

The property has nearby operators including Forbidden Planet, Kitty Café, Bierkeller and Shobu.

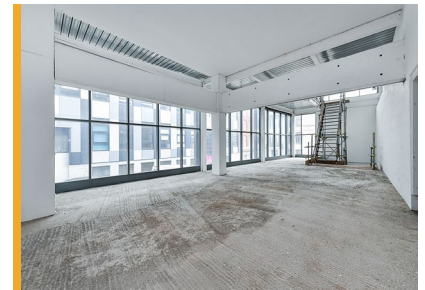
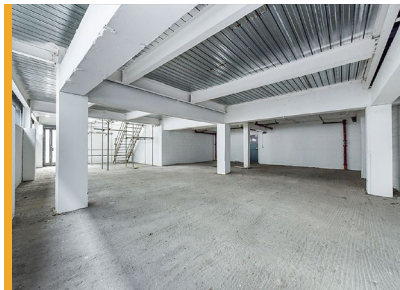
The Property

The property comprises open plan flexible space that is currently in a shell and core configuration and will be provided with separate capped water and electricity supply.

The property would be suitable for a variety of uses (subject to planning).

EPC

A copy of the EPC is available on request.





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor	164.83	1,774

Lease Terms

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:-

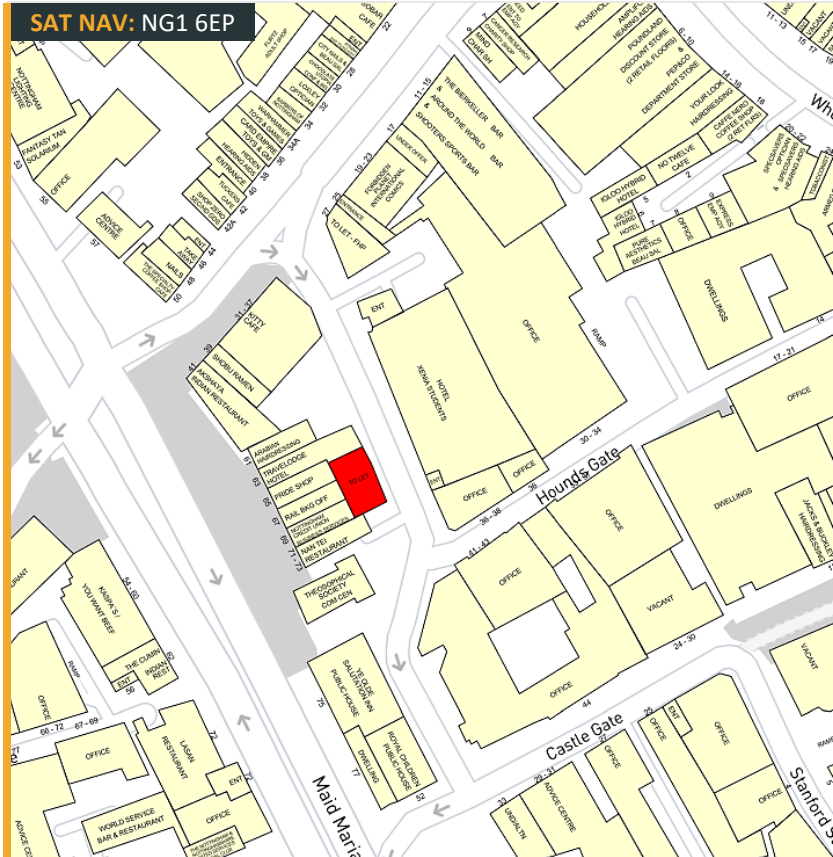
£17,500 per annum exclusive

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.

VAT

VAT is applicable at the prevailing rate.



Business Rates

The property has currently been taken off the rating assessment and therefore will require reassessment upon occupation.

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.

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.