

Upper Floor Retail/Office Premises in Prime City Centre Location

1st, 2nd & 3rd Floors

108.6m² - 357.7m²
(1,169ft² - 3,850ft²)

- Upper floor retail/office accommodation available to let within Nottingham's prime leisure pitch
- Grade II Listed building
- **Class E** premises, would suit leisure uses such as escape room, gym etc with other uses considered subject to planning permission
- Potential to take all three floors or to subdivide space
- Nearby occupiers include **Maki & Ramen, Gusto, Panda Tea Co, The Alchemist, The Walrus, Manahatta, Zizzi** and many more
- Rent – From £12,000 per annum



TO LET



Location



Gallery



Contact

Location

The premises is located on King Street, which is Nottingham's prime daytime and evening leisure location with various high-quality bars and restaurants in the immediate vicinity. King Street sits just to the north of Nottingham's Market Square and is a short distance away from the prime shopping centre locations of Clumber Street and the Victoria Centre. Immediately outside the property there are public bus stops, as well as a tram station and ample pay and display car parks.

The Property

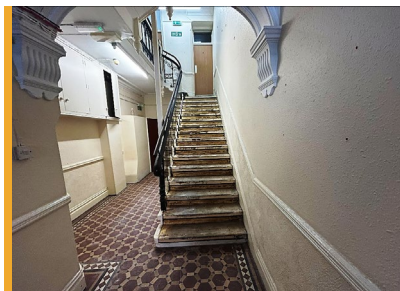
The property comprises the upper floors of Grosvenor Chambers, which is a heritage building in Nottingham City Centre. The premises are accessed directly from King Street via a separate stairwell and benefits from its own utility service connections.

Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
First Floor	122.4	1,318
Second Floor	126.6	1,362
Third Floor	108.6	1,169
Total	357.7	3,850

(This information is given for guidance purposes only.)





Lease Terms

The premises are available by way of effective full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a passing rent from:

£12,000 per annum
(twelve thousand pounds)

EPC

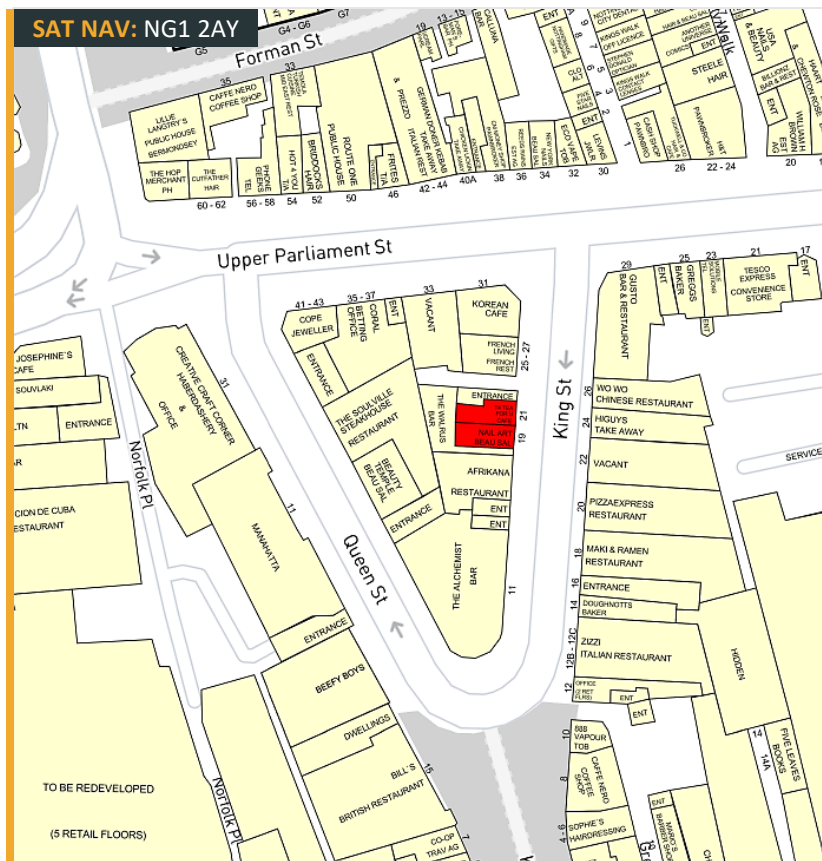
To be confirmed.

Business Rates

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

Rateable Value from 1st April 2026: £33,250

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.



VAT

The property is not elected for VAT.

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, mixed use café/restaurant and bar, financial & professional services, office use, clinic, health centre, creche and gym.

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 Misdemeanors Act". E&OE.