

14 Albert Street | Nottingham | NG1 7DA

Fully fitted F&B opportunity in prime city centre location

Ground Floor Sales
100.98m² (1,087ft²)

- Situated in the heart of Nottingham city centre on a pedestrianised pitch
- Fully fitted F&B premises ready for immediate occupation
- Busy thoroughfare linking to the south of the city, train/bus stations and the Market Square
- Other nearby occupiers include **Hotel Chocolat, M&S, Scribbler, Greek Brothers, Optical People** and **Birds Bakery**
- Quoting rent - £40,000 per annum



TO LET



Location



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Location



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Location

The property is situated in a prime pedestrianised location within the heart of Nottingham city centre. Albert Street is a busy shopping street linking Lister Gate, Wheeler Gate, St Peters Gate and Exchange Walk. It is a stones throw from Nottingham's Market Square which is the focal centre point of the city and hosts a number of events throughout the year.

Albert Street benefits from strong footfall with it being the main pedestrian route from the Broadmarsh Bus Station, Nottingham Train Station and the south of the city.

Operators within the vicinity include Hotel Chocolat, M&S, Scribbler and Sainsburys, to name a few, alongside Superdry opening up their new flagship store and the recent opening of Greek Brothers adjacent.



The Property

The subject property is a fully fitted F&B opportunity fitted out to a high specification with ancillary storage to the basement.

EPC

The property has an EPC rating of 113 falling in Band E.





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Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Ground Floor Sales	100.98	1,087
Basement	46.28	498
Total	147.26	1,585

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 rent of:

£40,000 per annum

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office, clinic and gym. This information is for guidance only and all parties should check themselves with the local planning authority.

Service Charge

A service charge will be payable towards communal/external maintenance of the building and is administered on an ad hoc basis.



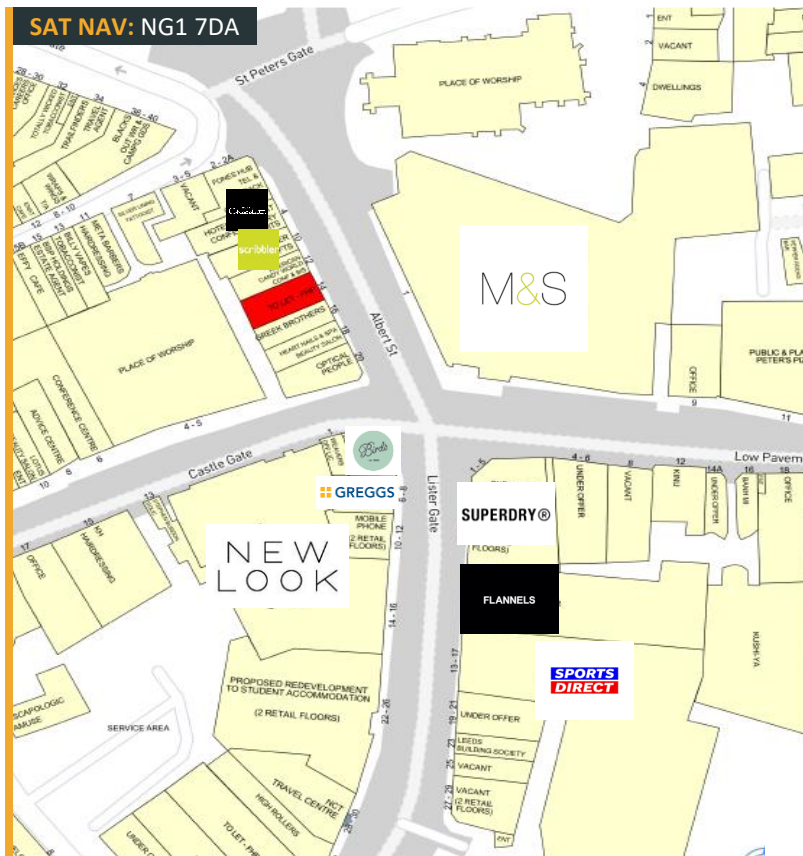
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Business Rates

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

Rateable Value (RV): £58,500

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.

VAT

VAT is applicable at the prevailing rate.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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08/09/2026

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.