

Prime retail/leisure unit in Nottingham city centre

Ground Floor Sales
128.67m² (1,385ft²)

- Prominently situated unit on Wheeler Gate linking Old Market Square to Albert Street and Lister Gate
- Close to public transport including NET tram and Friar Lane bus stops
- Ground Floor: 128.67m² (1,385ft²)
Basement: 107.21m² (1,154ft²)
- Nearby occupiers include **Costa, Starbucks, Caffè Nero, Lakeland, Specsavers** and **Sainsburys Local**
- Quoting Rent £47,500 per annum



TO LET



Location



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Location



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Location

Wheeler Gate is one of Nottingham city centre's principal retail thoroughfares linking the Old Market Square, the focal point of the city with Albert Street and Lister Gate, which are becoming increasingly established pedestrianised retail pitches and in turn provide access to the south side of the city.

The unit benefits from a prominent trading position amongst a strong mix of national and regional occupiers with excellent public transport links via Nottingham's Tram Network and Trent Barton's bus stops on Friar Lane.

Nearby occupiers in the vicinity include Costa, Starbucks, Caffè Nero, Lakeland, Specsavers, Sainsburys Local and Poundland.



The Property

The property is a well configured retail unit arranged over ground floor and basement and is currently undergoing refurbishment. Internally the property will undergo works to provide it in a white box condition ready for an incoming tenant's fit out.

EPC

The property has an EPC rating of 94 falling within Band D.





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Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	128.67	1,385
Basement	107.21	1,154
Total	235.88	2,539

Lease Terms

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

Rent

The property is available at a quoting rent of:-

£47,500 per annum exclusive

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 maintenance of the building.



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SAT NAV: NG1 2NB



Business Rates

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

Rateable Value (RV): £36,000

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

VAT is applicable at the prevailing rate.

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:-

Ellis Cullen

07450 972 111

ellis.cullen@fhp.co.uk

Tom Wragg

07970 168 138

tom@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

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