

1 Middle Pavement | Nottingham | NG1 7DX

Prominent city centre retail unit

Available subject vacant possession

Ground Floor Sales
73.86m² (795ft²)

- Busy pedestrianised location within Nottingham City Centre
- Close to tram stop
- Strong mix of retail, leisure and hospitality in the vicinity
- Ground floor sales 73.86m² (795ft²), First floor 37.07m² (399ft²), Second floor 37.35m² (402ft²)
- Adjacencies include Public & Plant, The Slice Pizza Restaurant, Arran's Bagels, Exclusive, The Magic Garden, The Blind Rabbit, Piccolino, The Ivy and more
- Starting Rent £35,000 per annum, stepping up to £40,000 per annum after Year 1
- E Class premises, suitable for retail and F&B, other uses considered STP



TO LET



Location



Gallery



Contact



Location

Middle Pavement is an established retail and leisure destination within Nottingham City Centre that links the late night leisure circuit of Weekday Cross with high street retail of Lister Gate. The property is close to Nottingham's central bus station and served by a tram stop and ample pay & display parking nearby.

The surrounding area benefits from a strong mixture of national and independent retail and leisure operators including **Public & Plant**, **The Slice Pizza Restaurant**, **Arran's Bagels**, **Exclusive**, **The Magic Garden**, **The Blind Rabbit**, **Piccolino**, **The Ivy** and more.

The Property

The property is a mid terraced retail unit laid out over four stories with a full height glazed frontage. Internally, the ground floor provides open plan sales accommodation, while the upper floors provide additional storage with potential to trade on the first floor.

EPC

The property has an EPC rating of D - 96.





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Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	73.86	795
First Floor	37.07	399
Second Floor	37.35	402
Total	148.28	1,596

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 at a starting rent of:-

£35,000 per annum exclusive

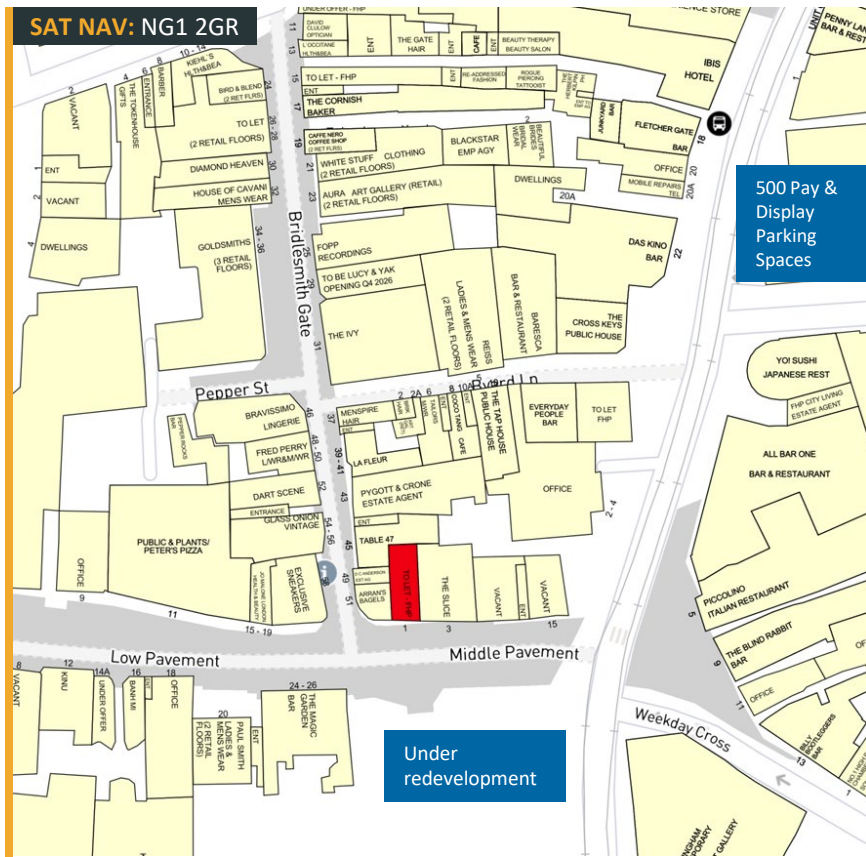
(Assuming a rent stepped to £40,000 per annum after Year 1)

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 use, clinic, health centre, creche and gym.

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) from 1st April 2026: £23,750

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.