

38 Carrington Street | City Buildings | Nottingham | NG1 7FG

Prominent retail premises in a high footfall location in Nottingham

Ground Floor Sales

84.62m² (910ft²)

Basement Stores

90.95m² (979ft²)

- Stunning landmark Nottingham building
- Situated on main thoroughfare from Nottingham Train Station and the new Broadmarsh Bus Station and Library
- Nearby operators include **200 Degrees Coffee, Caffè Nero, Subway, Rotari Cakes and Bagel Project**
- Quoting rent £30,000 per annum



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

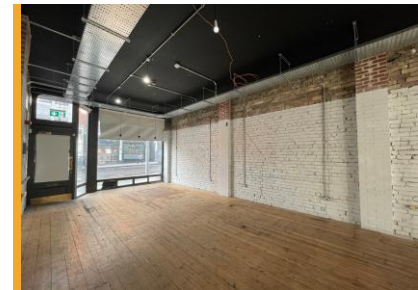
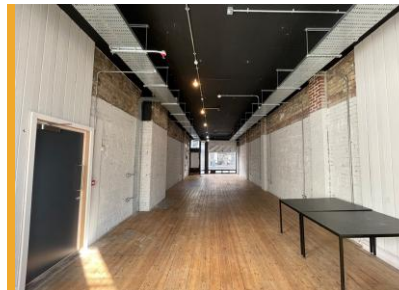
City Buildings is a landmark Nottingham building situated adjacent to Nottingham Station, one of the principal pedestrian routes connecting with Nottingham city centre.

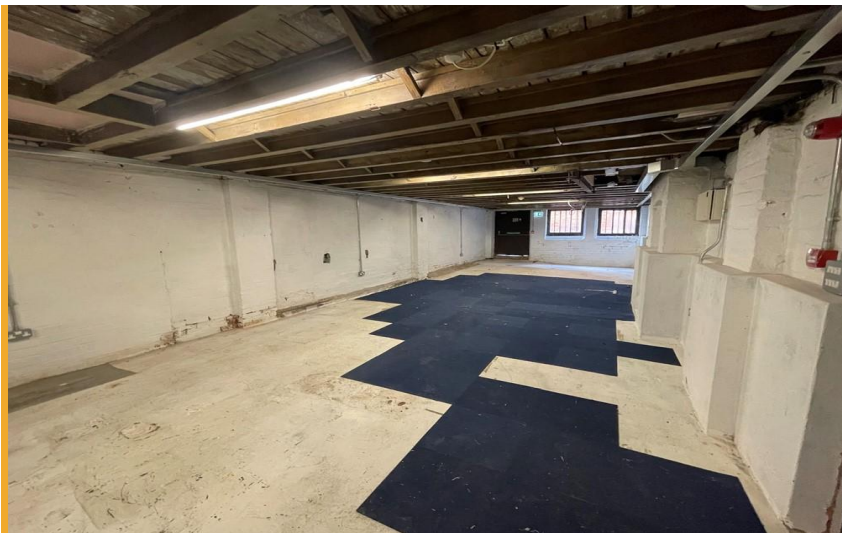
The location is within the Southside regeneration with numerous recent developments including the 260,000ft² HQ for Inland Revenue, the new Broadmarsh Car Park providing 1,400 car parking spaces and the location of the central library, and the new Nottingham College City Hub. The immediate pitch is supported by established operators including Caffè Nero, 200 Degrees, Wex Photo Video and a range of eclectic regional and independent operators.

City Buildings

City Buildings is a four storey Victorian property which dominates the street scene from Nottingham Station leading to the city centre.

City Buildings has undergone a full refurbishment internally and externally and now provides ground floor shops with 31,000ft² of Grade A office accommodation to the upper floors.





The Property

Internally the property provides open plan accommodation across ground floor and basement with lots of character including the recently fitted heritage shop front.

Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Ground Floor Sales	84.62	910
Basement Stores	90.95	979
Total	175.57	1,889

The information is given for guidance purposes only.

Lease Terms

The property is available to let 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 quoting rent of:-

£30,000 per annum



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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.

Business Rates

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

Rateable Value (RV): £20,000

From 01 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.

EPC

A copy of the EPC is available on request.

Service Charge

A budget service charge is available from the agents on request.





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:-

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