# Rare large retail unit on pedestrianised retail pitch in Nottingham city centre

# **349m²** (3,756ft²)

- Highly prominent retail unit fronting the pedestrianised main thoroughfare of Lister Gate through to Carrington Street and the south of Nottingham city centre
- Nearby retailers include Marks & Spencer, H&M, Flannels, New Look, Hotel Chocolat, Greggs & Birds Bakery
- · E class planning consent
- Rent £75,000 per annum exclusive















**Shop To Let: 349m²** (3,756ft²)







## Location

The property is located in the heart of Nottingham city centre, on the pedestrianised pitch of Lister Gate. Lister Gate is a busy pedestrian thoroughfare anchored by Marks & Spencer, with major retailers such as H&M. Flannels. New Look, Hotel Chocolat, Greggs and Birds Bakery all located in the vicinity. Lister Gate is the gateway to the south of Nottingham city centre with major student and office occupiers located in the vicinity. This includes the 276.000ft<sup>2</sup> HMRC offices and the new head office for Domestic & General comprising of circa 50,000ft2 of accommodation. The Broadmarsh Car Park comprising of 1,050 spaces is now open together with the Broadmarsh Bus Station. The new central library within the Broadmarsh Car Park is currently fitting out. This will create an additional anchor to the south of Nottingham city centre.

The new Nottingham College city campus is located a short distance from the subject premises and the area surrounding the college and on north Carrington Street has undergone extensive pedestrianisation and landscaping creating a new identity for this part of Nottingham.

#### **Accommodation**

The property provides the following approximate areas:-

Floor	m²	ft²
Ground Floor Sales	349	3,756

There is the opportunity to take additional first floor and second floor storage if required.





**34 Lister Gate |** Nottingham | NG1 7DD

Shop To Let: 349m<sup>2</sup> (3,756ft<sup>2</sup>)













## **Lease Terms**

The property is available by way of a new lease for a term of years to be agreed, subject to 5 yearly upward only open market rent reviews.

#### Rent

The property is available at a rent of:-

£75,000 per annum exclusive

# Planning

The property is categorised as **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.

# **Service Charge**

The estimated service charge 2022 is £2,255.25 subject to annual reconciliation at the end of the service charge year.

### **Business Rates**

The property is now offered as a ground floor only and therefore will need to be reassessed upon occupation.

Please note that the Rateable Value effective 1<sup>st</sup> April 2023 for the property as a whole is £78,000.

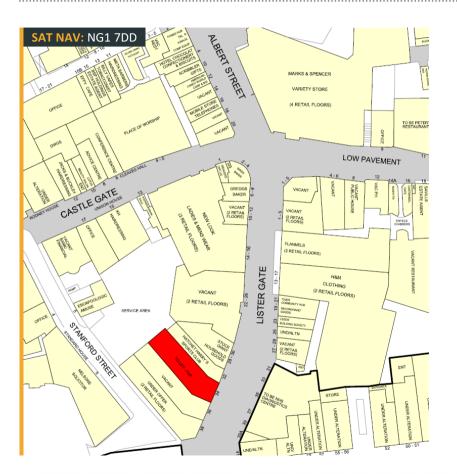
The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/25 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the relevant local billing authority.

Shop To Let: 349m<sup>2</sup> (3,756ft<sup>2</sup>)









## **EPC**

The property has an EPC rating of E.

# **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.