

20 Albert Street | Nottingham | NG1 7DA

## Prime city centre retail/café/restaurant opportunity

**Ground floor**  
**111.74m<sup>2</sup> (1,202ft<sup>2</sup>)**

- Situated in the heart of Nottingham city centre
- Ground floor sales and upper floor stores
- Opposite Marks & Spencer
- Busy thoroughfare linking the south of the city with the train/bus station and Market Square
- Quoting rent £65,000 per annum
- Part fitted as café but suitable for retail
- Other nearby occupiers include Hotel Chocolat, Smiggle, Flannels, New Look and H&M



**TO LET**



Location



Gallery



Contact



## Location

The property is situated in a prime pedestrianised corner location within the heart of Nottingham city centre. It sits prominently on the junction of Albert Street, Lister Gate, Low Pavement and Castle Gate.

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 into the city centre from the Broadmarsh Bus Station, Nottingham Train Station and the south of the city.

Operators within the vicinity include Hotel Chocolat, Smiggle, M&S, Flannels, H&M, Blacks Outdoor and New Look



## The Property

The property has hugely prominent return frontage on Castle Gate and Albert Street. Internally the property is part-fitted as a café with upper floor ancillary accommodation, it would also suit retail uses.

## EPC

A copy of the EPC is available on request.





## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	111.74	1,202
First floor	99.17	1,067
Second floor	41.99	452
Third floor	45.07	485
Total	297.97	3,206

## 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 quoting rent of:-

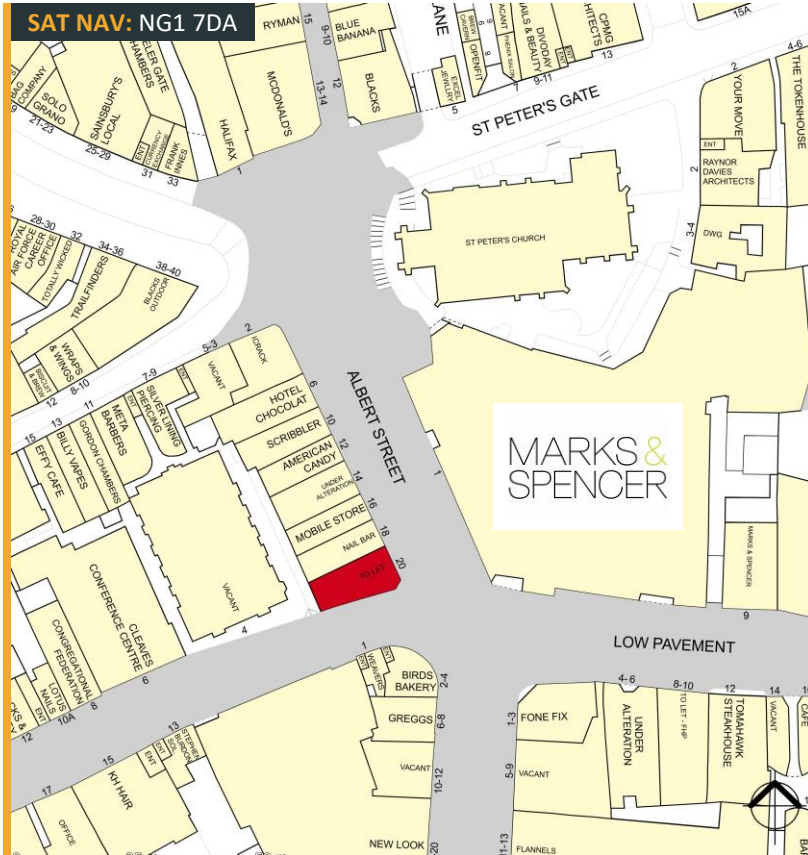
**£65,000 per annum**

## Business Rates

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

Rateable Value (2023):      £70,000

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.



## Service Charge

A service charge will be payable towards communal/external maintenance of the building.

## Planning

It is understood the property falls within **Use Class E**.

## 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:-

**Oliver Marshall**

07887 787 885

oliver@fhp.co.uk

**Doug Tweedie**

07887 787 892

doug@fhp.co.uk

or contact our joint agents, Innes England:-

**Sam Hall**

07929 204 405

shall@innes-england.com



**Fisher Hargreaves Proctor Ltd.**

10 Oxford Street  
Nottingham, NG1 5BG

**fhp.co.uk**

07/11/2023