

28-30 Lister Gate | Nottingham | NG1 7DD

Prominent double fronted retail unit opposite new Sports Direct in Nottingham city centre

140m²
(1,507ft²)

- Central Nottingham city centre
- Opposite new Sports Direct, USC, Game and Flannels
- Busy pedestrianised street linking the bus & train station with the city centre
- Operators in the vicinity include New Look, M&S, Scribbler, Greggs and Hotel Chocolat
- Quoting Rent £40,000 per annum exclusive



TO LET



Location



Gallery



Contact



Location

The property is located in the heart of Nottingham city centre, on the pedestrianised Lister Gate. The property is situated opposite the brand new Sports Direct, USC and Game as well as Flannels which opened earlier this year. Lister Gate is a busy thoroughfare which is anchored by Marks & Spencer with other retailers including New Look, Hotel Chocolat, Scribbler, Greggs and Birds Bakery all located close by.

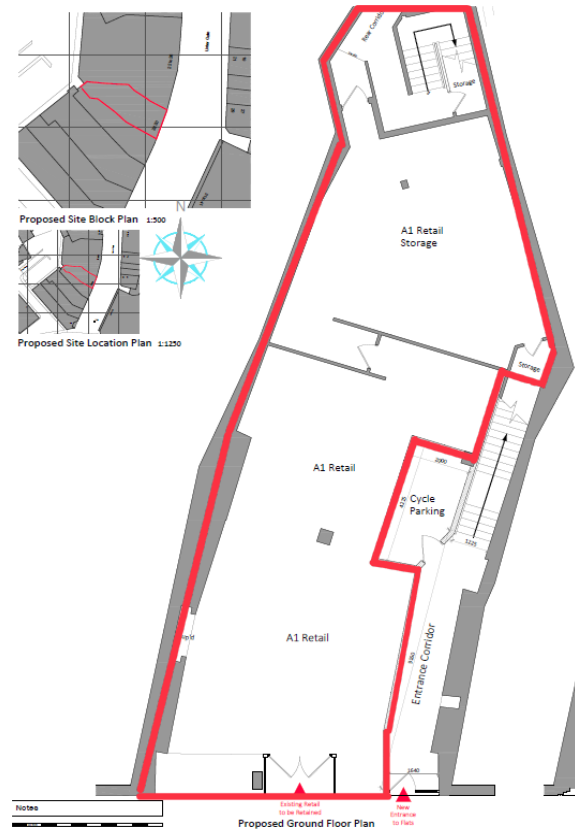
Lister Gate is the gateway to the south of Nottingham city centre with major student and office developments located in the vicinity, this includes the 276,000ft² HMRC offices, 50,000ft² head office for Domestic & General and multiple PBSA buildings.

The Broadmarsh Car Park with 1,300 spaces is now open together with the Broadmarsh Bus Station. The new 30,000ft² central library opened earlier this year creating an additional anchor to the southside of the city.

Nottingham College city campus is located a short distance away 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.

The Property

The property comprises a ground floor only retail unit with open plan sales area with ancillary storage and staff WC.





Accommodation

The proposed redevelopment will provide the following approximate area:-

Floor	m ²	ft ²
Ground Floor	140	1,507

Lease Terms

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

Rent

The property is available at a quoting rent of:-

£40,000 per annum exclusive

Service Charge

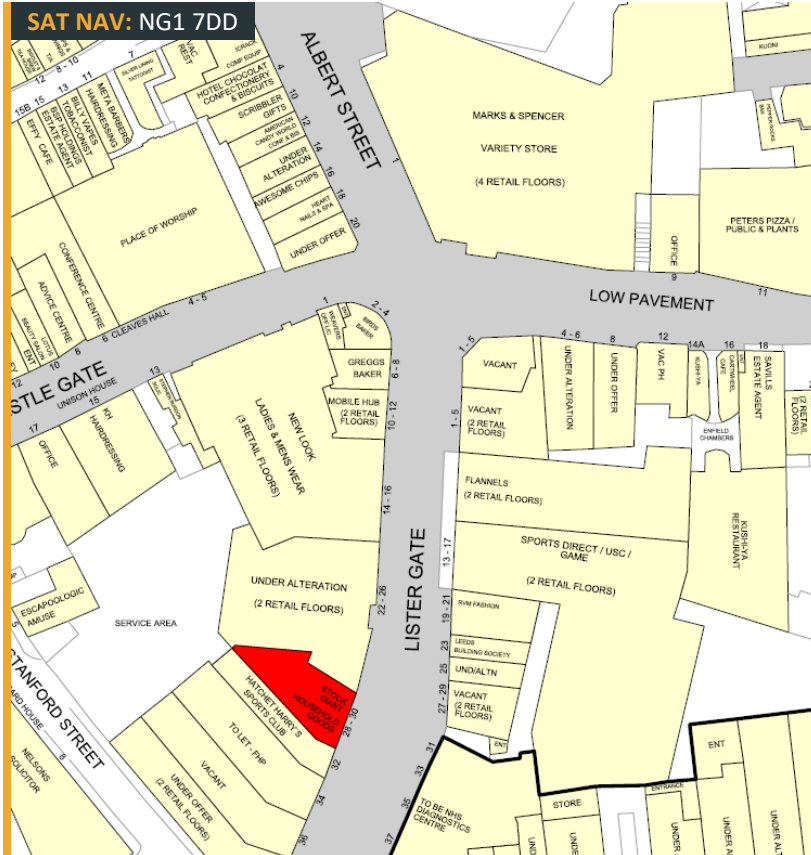
A service charge will be applicable for communal maintenance of the building, more details on request.

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.

EPC

A copy of the EPC is available on request.



Business Rates

The property is to undergo reconfiguration to provide ground floor only, the current Rateable Value is £62,000 however this includes the upper floors which will no longer be part of the property and therefore the Rateable Value will require reassessment upon occupation.

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 01/04/2023 to 31/03/2024 (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.

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.