

128 Derby Road | Nottingham | NG1 5FB

Hugely prominent Nottingham retail/leisure opportunity

Ground Floor 76m² (818ft²)
Basement 116m² (1,249ft²)

- Hugely prominent frontage to Derby Road and Wollaton Street
- Sympathetically refurbished mixed use building
- Would suit retail, café or restaurant
- Thriving independent and regional business location
- Nearby operators include Little Bricks Restaurant, Universal Works, Little Plant Guys, Tough Mary's and Raglan Road
- Quoting Rent £22,500 per annum



TO LET



Location



Gallery



Contact



Location

The property is situated in a prime spot fronting the arterial A610/Derby Road within Nottingham city centre. Derby Road has developed over the last few years to be a hub of quality independent and regional businesses including Universal Works, Little Plant Guys, Tough Mary's Bakehouse, The Whistle & Flute Pub, Brown Dog Interiors, Raglan Road Irish Bar amongst a host of others.

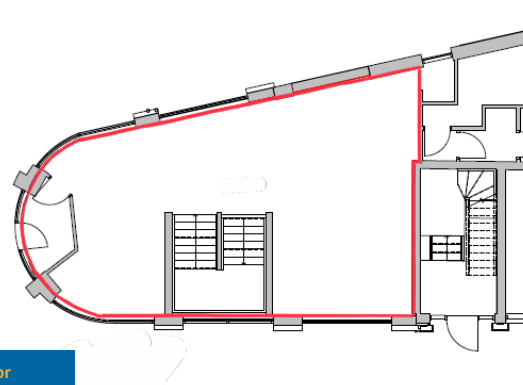
The location is a short walk from Nottingham city centre and close to Nottingham Trent University.

It is a very popular residential location with mix of professionals and students.

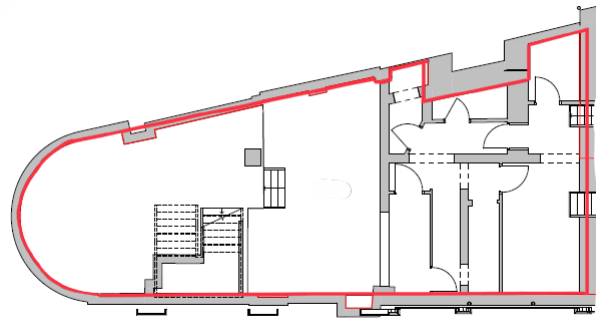
The Property

The property forms part of a wider redevelopment called Canning Place which provides student accommodation to the upper floors and quality refurbished ground floor retail. The whole building has recently undergone complete overhaul to provide a standout mixed use building.

The accommodation provides ground floor sales space together with basement sales and storage.



Ground Floor



Basement



Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor	76	818
Basement	116	1,249
Total	192	2,067

Lease Terms

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

Rent

The property is available at a quoting rent of:-

£22,500 per annum exclusive

Planning

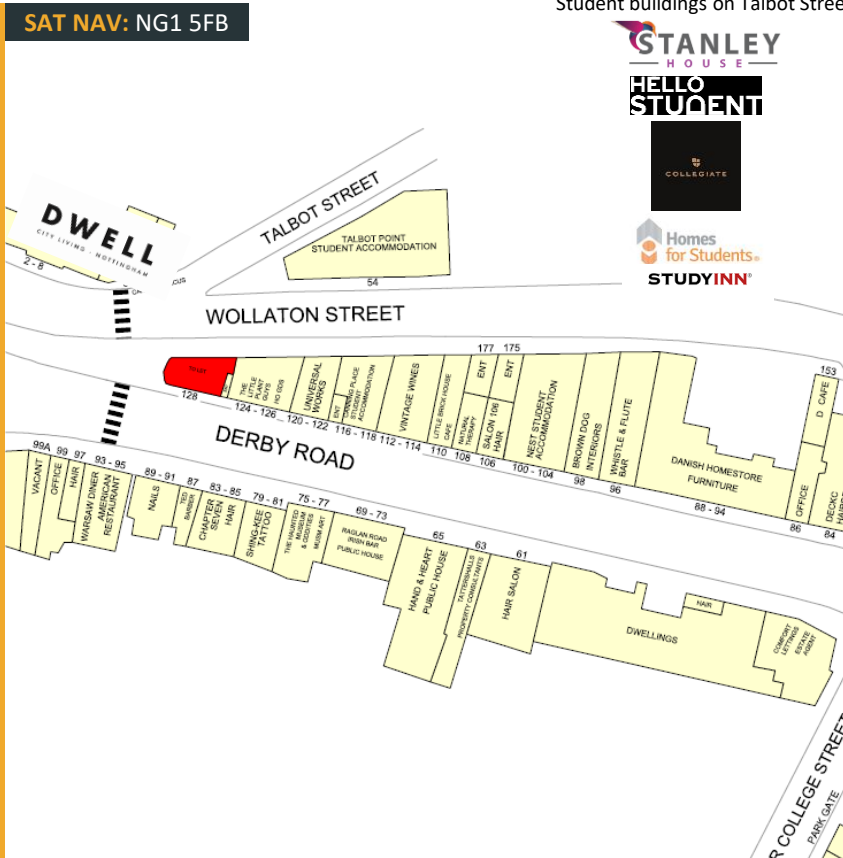
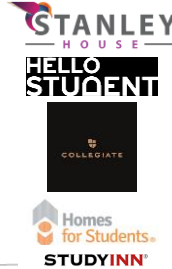
The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

EPC

A copy of the EPC is available on request.

SAT NAV: NG1 5FB

Student buildings on Talbot Street



Business Rates

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

Rateable Value (2023): £14,500

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.

VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party are to be responsible for 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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21/08/2024



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