

128 Derby Road | Nottingham | NG1 5FB

## Hugely prominent Nottingham retail/leisure opportunity

Ground Floor 76m<sup>2</sup> (818ft<sup>2</sup>)  
Basement 116m<sup>2</sup> (1,249ft<sup>2</sup>)

- 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 £26,500 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.

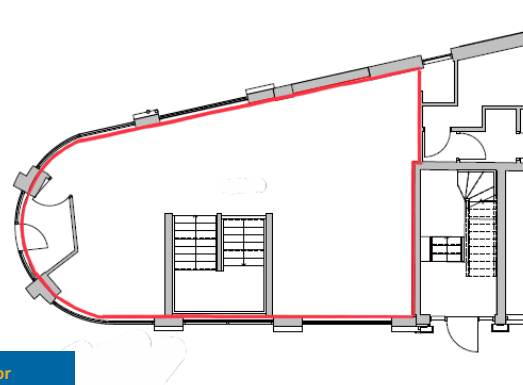
The location is a short walk from Nottingham city centre and close to Nottingham Trent University.

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

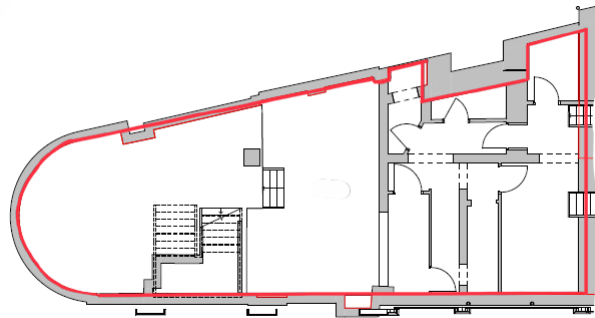
## The Property

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 <sup>2</sup>	ft <sup>2</sup>
Ground Floor	76	818
Basement	116	1,249
<b>Total</b>	<b>192</b>	<b>2,067</b>

## 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:-

**£26,500 per annum exclusive**

## Planning

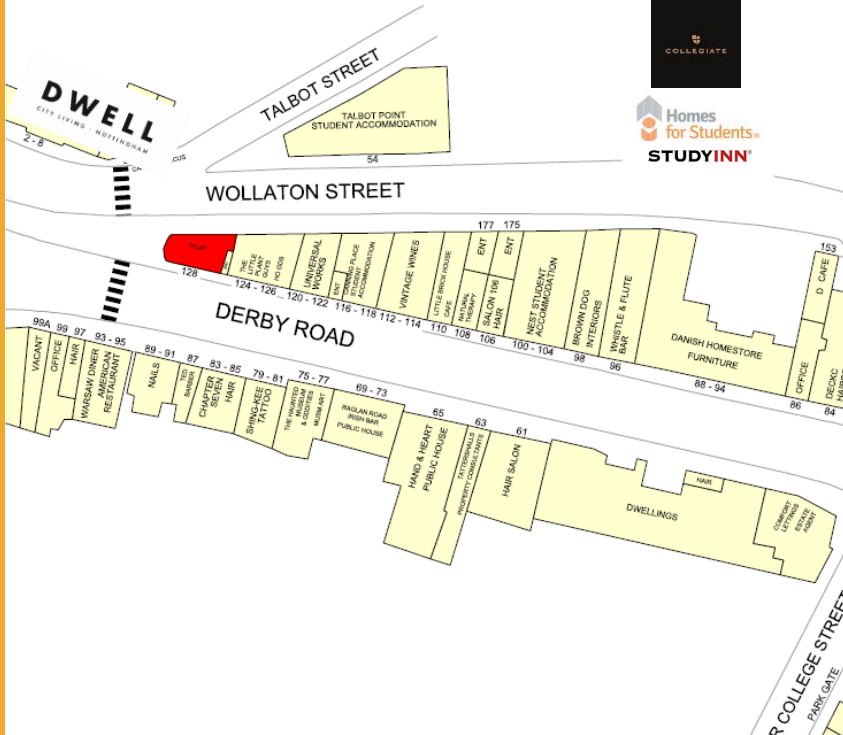
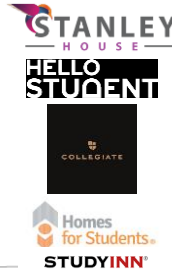
The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

## 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.