

18 Fletcher Gate | Nottingham | NG1 2FZ

Character retail/office premises in the heart of Nottingham's Lace Market

243.40m²
(2,620ft²)

- Character property fronting Fletcher Gate
- Ground floor sales 67.20m² (723ft²)
- Basement sales 67.50m² (727ft²)
- First and second floor office accommodation
- Busy location in the Lace Market
- Nearby operators include Tesco Express, Penny Lane, Pizza Punks, Sainsburys Local and The Ibis Hotel
- Quoting Rent £30,000 per annum



TO LET



Location



Gallery



Contact



Location

The property is situated in the heart of Nottingham's Lace Market area forming part of the city's Creative Quarter.

The Lace Market alongside Hockley has established itself over the last few years as a thriving retail and leisure area with an eclectic mix of independent, regional and national businesses with strong trade throughout the day and night.

There is a vibrant mix of restaurants, bars, boutique retailers, creative commercial occupiers and residential accommodation within the immediate vicinity such as Penny Lane, Pizza Punks, YO! Sushi, Das Kino, The Ibis Hotel and Roxy Ballroom.

The Property

A character property with accommodation over basement, ground, first and second floors with fitted sales accommodation to ground and basement floors. There is ancillary office accommodation to the first and second floor which could be split and let separately if required.

Internally the property is in good condition with character features throughout, ready for immediate occupation.

EPC

A copy of the EPC is available on request.





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Basement	67.50	727
Ground Floor	67.20	723
First Floor	54.00	581
Second Floor	54.70	589
Total	243.40	2,620

Plans

Available on request.

Lease Terms

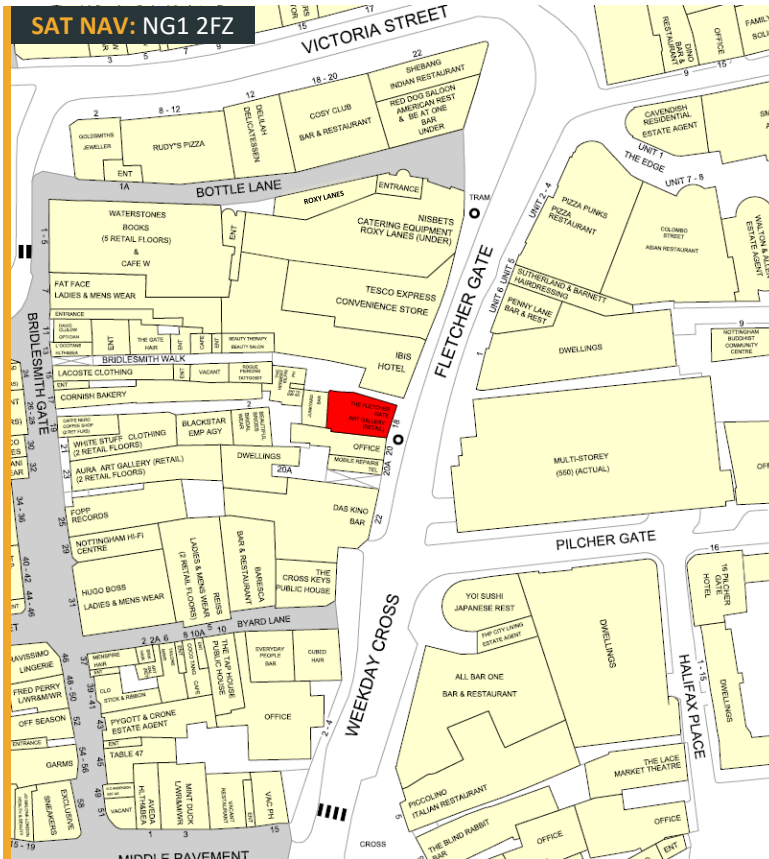
The property is available by way of a new full repairing and insuring lease for a term of years to be agreed at a quoting rent of:-

£30,000 per annum exclusive

The first and second floors could be split and leased separately if required.

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.



Business Rates

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

Rateable Value (2023): £15,500

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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11/09/2024

Please click here to read our "Property Misdescriptions Act". E&OE.