

## Prominent city centre retail premises

149.39m<sup>2</sup>  
(1,608ft<sup>2</sup>)

- Central city centre location
- Busy pedestrianised street linking Train and Bus Station to the city centre
- Opposite brand new Sports Direct and Flannels
- Use Class E
- Quoting rent £40,000 per annum
- Nearby operators include New Look, Flannels, Sports Direct, Greggs and Marks & Spencer



**TO LET**



Location



Gallery



Contact



## Location

The property is situated in the heart of Nottingham City Centre in a prominent position on the pedestrianised Lister Gate. Lister Gate is a busy thoroughfare that is anchored by M&S and features a range of quality operators including a brand new Sports Direct and Flannels, New Look, Greggs, Birds Bakery as well as a host of independent operators.

Lister Gate serves as the gateway to the south of Nottingham City Centre, surrounded by major office occupiers including the HMRC regional HQ and Domestic & General head office. The area is well connected with the Broadmarsh Car Park offering over 1,000 spaces, with the Broadmarsh Bus Station and Train Station all nearby.

The Green Heart park space is also now open at the southern end of Lister Gate which will serve as a footfall driver for the area.

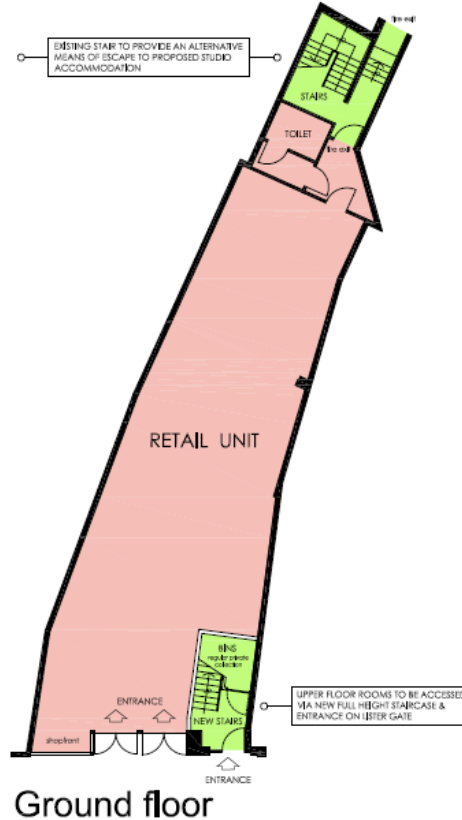
## The Property

The property comprises a ground floor retail premises with open plan sales area together with rear staff WC and store room.

## Accommodation

The property provides the following approximate areas:-

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	149.39	1,608





Sports Direct opening November 2024



Flannels



## Lease Terms

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is available at a rent of:-

**£40,000 per annum**

## Planning

The property falls within **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 and gym.

This information is for guidance only and all parties should check themselves with the local planning authority.

## VAT

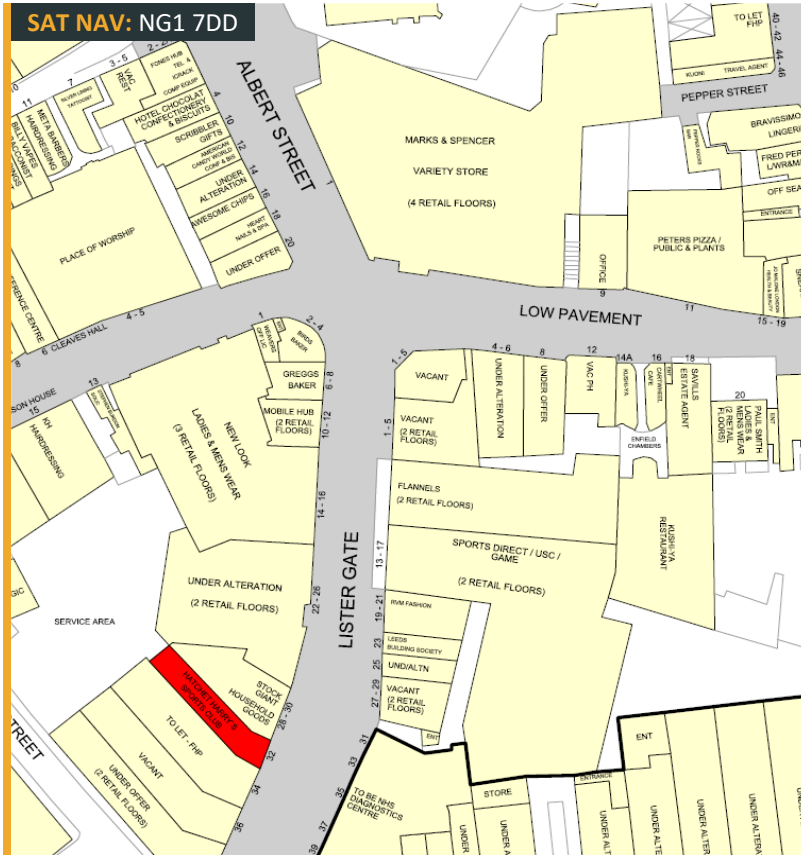
VAT is applicable at the prevailing rate.

## Service Charge

A service charge will be payable towards maintenance of the building, more details available on request.

## EPC

D84 - a copy of the Energy Performance Certificate is available upon request.



## Business Rates

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

Shop & Premises  
Rateable Value (2023): £41,000

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.

## Legal Costs

Each party will 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:-

<b>Oliver Marshall</b>	<b>Dom Alston</b>	<b>Ellis Cullen</b>
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