

Prominent ground floor retail unit in Nottingham city centre

135.8m²
(1,462ft²)

- Ground floor open plan unit
- Strong mix of retail, leisure & F&B nearby including Paul Smith, Jo Malone, Exclusive, Public & Plants and Coco Tang
- Busy pedestrianised street in Nottingham city centre
- Rent £25,000 per annum



TO LET



Location



Gallery



Contact



Location

The property is located in the heart of Nottingham City Centre, on the pedestrianised Middle Pavement, which is a busy street that links the city with tram, train and bus terminals.

Neighbouring occupiers include Jo Malone London, Marks and Spencer, Public & Plants and more.

Retail operators in the vicinity include Hugo Boss, Reiss, Fred Perry, Garms, Exclusive, 18 Montrose, Off Season and Fred Perry.

The location has also established itself as a quality F&B pitch with operators including Public & Plants, Cornish Bakery, Coco Tang, Magic Garden, Baresca, The Tap House, Pepper Rocks and Everyday People close by.



Description

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



EPC

The property has an EPC rating of **C/54**.



Location



Gallery



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Floor Area

Floor	m ²	ft ²
Ground Floor	135.8	1,462

Lease Terms

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

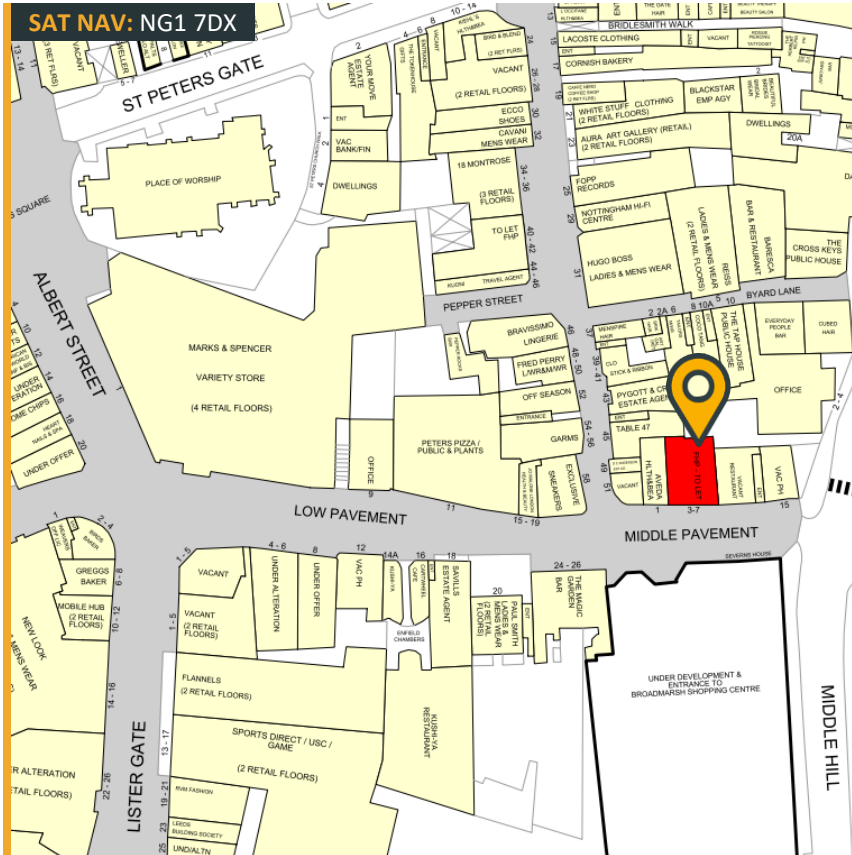
Rent

The property is available at a quoting rent of:-

£25,000 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.



Business Rates

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

Rateable Value (2023): To be assessed

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 side to be responsible for their own legal costs incurred in this transaction

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.