

Prominent edge of city retail/leisure premises

Ground floor sales
48m² (517ft²)

- Prominent position on Derby Road
- Busy main arterial route from the Nottingham City Centre
- Ground floor sales 48m²/517ft²
- Basement stores 26m²/280ft²
- Full business rates relief for qualifying small businesses
- Nearby operators include Little Bricks Restaurant, Universal Works, Tough Mary's and Raglan Road
- Quoting rent £17,500 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 the likes of 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.

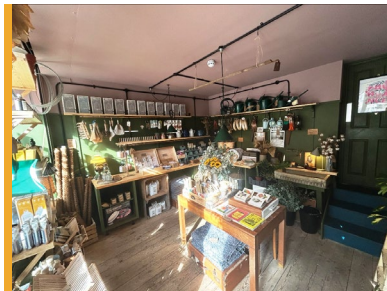
The Property

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

This unit comprises a sympathetically refurbished double fronted retail premises providing ground floor sales with basement ancillary accommodation along with WC and kitchenette.

EPC

C 60 - a copy of the EPC is available on request.





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	48	517
Ground Floor Staff Facilities	8	86
Basement Stores	26	280
Total	82	883

Lease Terms

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

Rent

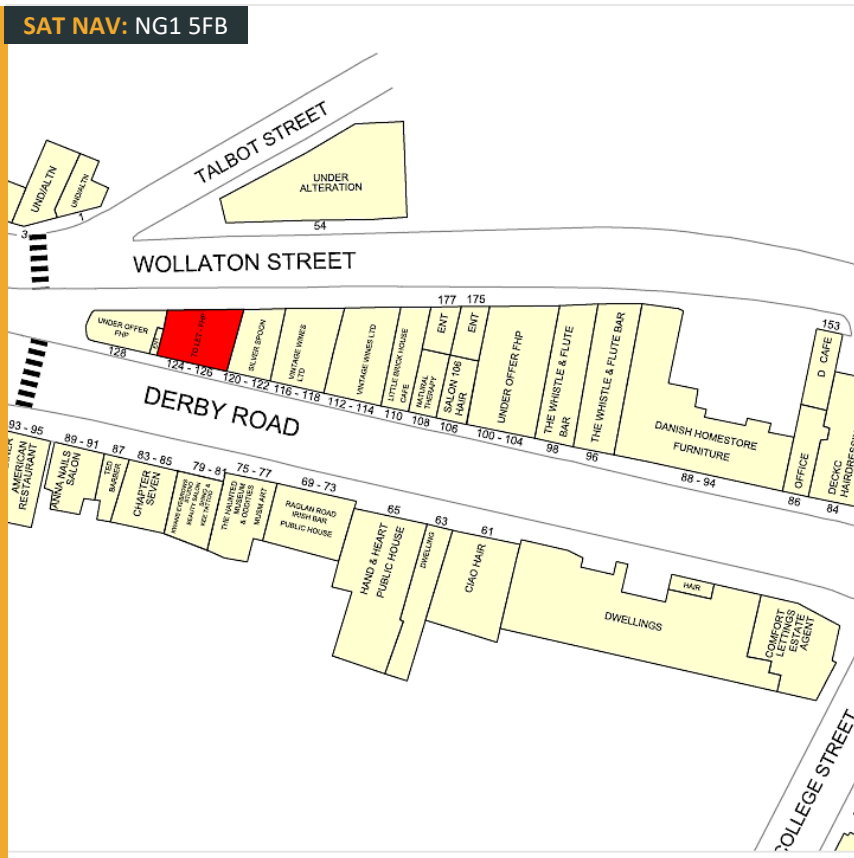
The property is available at a quoting rent of:-

£17,500 per annum
(seventeen thousand five hundred pounds)

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.

SAT NAV: NG1 5FB



Business Rates

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

Shop & Premises

Rateable Value (2023): £10,000

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 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:-

Dom Alston

07890 568 077

dom.alston@fhp.co.uk

Oliver Marshall

07887 787 885

oliver@fhp.co.uk



Fisher Hargreaves Proctor Ltd.
10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

26/02/2025