



TO LET : RETAIL PREMISES

1-7 Lister Gate, Nottingham NG1 7DE

LOCATION

The subject property occupies a prime and highly visible location on the junction of Lister Gate, Albert Street and Low Pavement, next door to **Flannels**. It is strategically located to both the Nottingham City Council Broadmarsh redevelopment as well as existing pitches of Clumber Street and Bridlesmith Gate. Nearby retailers include **Flannels**, **Hotel Chocolat**, **New Look**, **Scribbler**, **H&M** and **Marks & Spencer**.

The premises also benefits from being in the immediate vicinity of the planned **Green Heart Park Space** being developed by the Council planned for opening in 2024.

(<https://www.mynottinghamnews.co.uk/new-images-show-how-broad-marsh-green-heart-will-transform-nottingham-city-centre/>).

PROPERTY

The retail unit benefits from a substantial retail corner return frontage. The ground floor is open plan retail with access to the basement which is currently arranged as storage, back of house, toilets and staff room.

ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor Retail	329	3,543
Basement Storage	222	2,392
Total	551	5,935

For further information or to arrange a viewing please contact **BOX Property**

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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT



BOX
property



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TENURE

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

RENT £POA

BUSINESS RATES

The Tenant will be responsible for the payment of business rates to the Local Authority. The premises have been assessed for rating purposes as follows:
To be assessed.

SERVICE CHARGE

The service charge for the current financial year is available upon request.

INSURANCE

The Insurance charge for the current financial year is available upon request.

PLANNING

We understand the property benefits from planning consent for the following uses:
Class E (Commercial, Business and Services use)
(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in connection with this letting.

VAT

All sums quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VIEWING

Viewing is available by appointment only. BOX Property contact details below.

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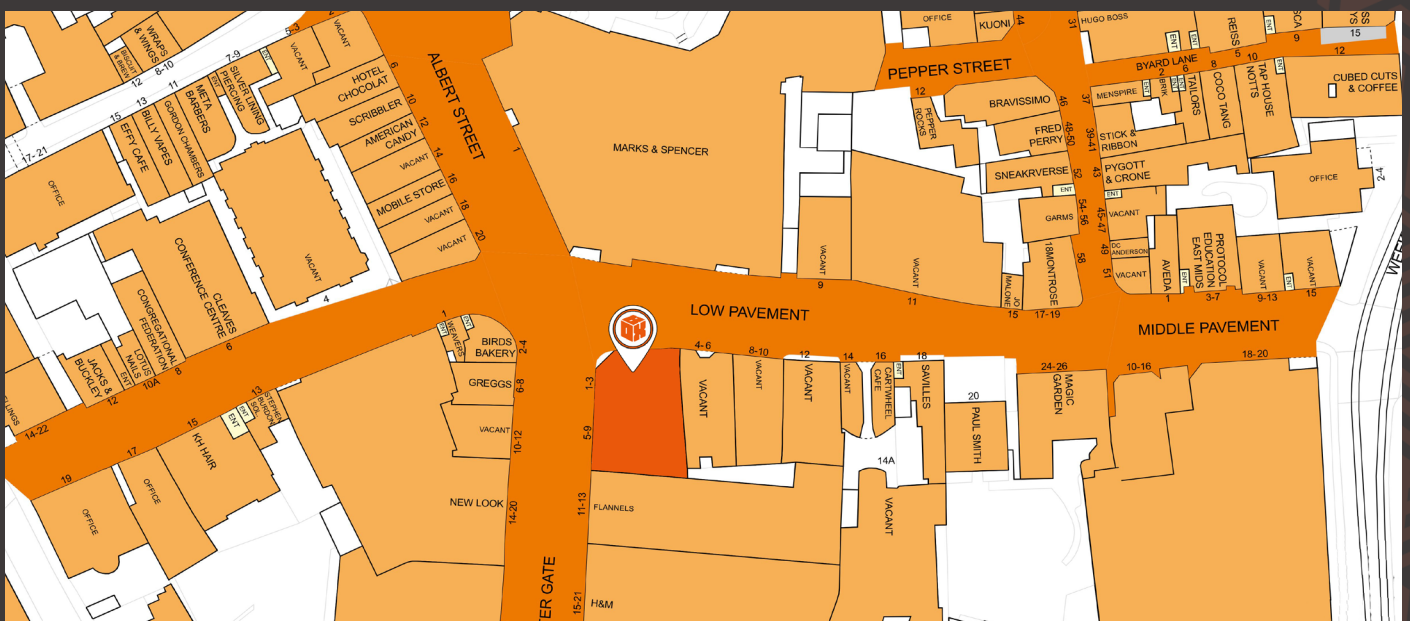
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