



TO LET : RETAIL PREMISES

27-29 Lister Gate, Nottingham NG1 7DE

LOCATION

The property is in the heart of Nottingham City Centre on Lister Gate, one of the main pedestrian thoroughfares with a wide variety of shops, bars and restaurants in close proximity.

The premises benefits from a highly visible corner position within walking distance to both the Nottingham City Council Broadmarsh redevelopment, Nottingham train station and the Market Square.

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

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

The open plan unit is surrounded by desirable national retailers include **Flannels**, **Hotel Chocolat**, **New Look**, **Scribbler**, **H&M** and **Marks & Spencer**, to name but a few.

PROPERTY

The property has been redeveloped to become a mixed use student residential scheme which is now fully occupied and provides open plan ground floor and basement retail unit ready for immediate occupation subject to tenants fit out.

ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor Sales	180.9	1,947
Basement Stores	120.77	1,300
Total	301.67	3,247

For further information or to arrange a viewing please contact 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

£40,000 per annum.

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 with the sole agents.

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