



## TO LET : RETAIL UNIT

### 3 Wheeler Gate, Nottingham, NG1 2NA

#### LOCATION

The property occupies a prominent retail position on Wheeler Gate close to its junction with South Parade and Low Pavement. Wheeler Gate is considered one of the principle retail thoroughfares connecting Market Square with Lister Gate, providing access to The Broadmarsh Development.

The thoroughfare benefits from extensive public realm works including double width pavements, facilitating outside seating and a dedicated taxi rank directly opposite.

Nearby occupiers include **Starbucks, Costa, Marks and Spencer, Halifax, Sainsbury's, Specsavers, Caffè Nero** and **Poundland** to name but a few.

#### DESCRIPTION

The unit forms part of an attractive period development and has undergone extensive refurbishment incorporating a new traditional shop fascia.

#### ACCOMMODATION

The premises provides ground and basement floors with the following approximate areas:

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	22	236
Basement	30	329
<b>Total</b>	<b>52</b>	<b>565</b>

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

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07930 406 727

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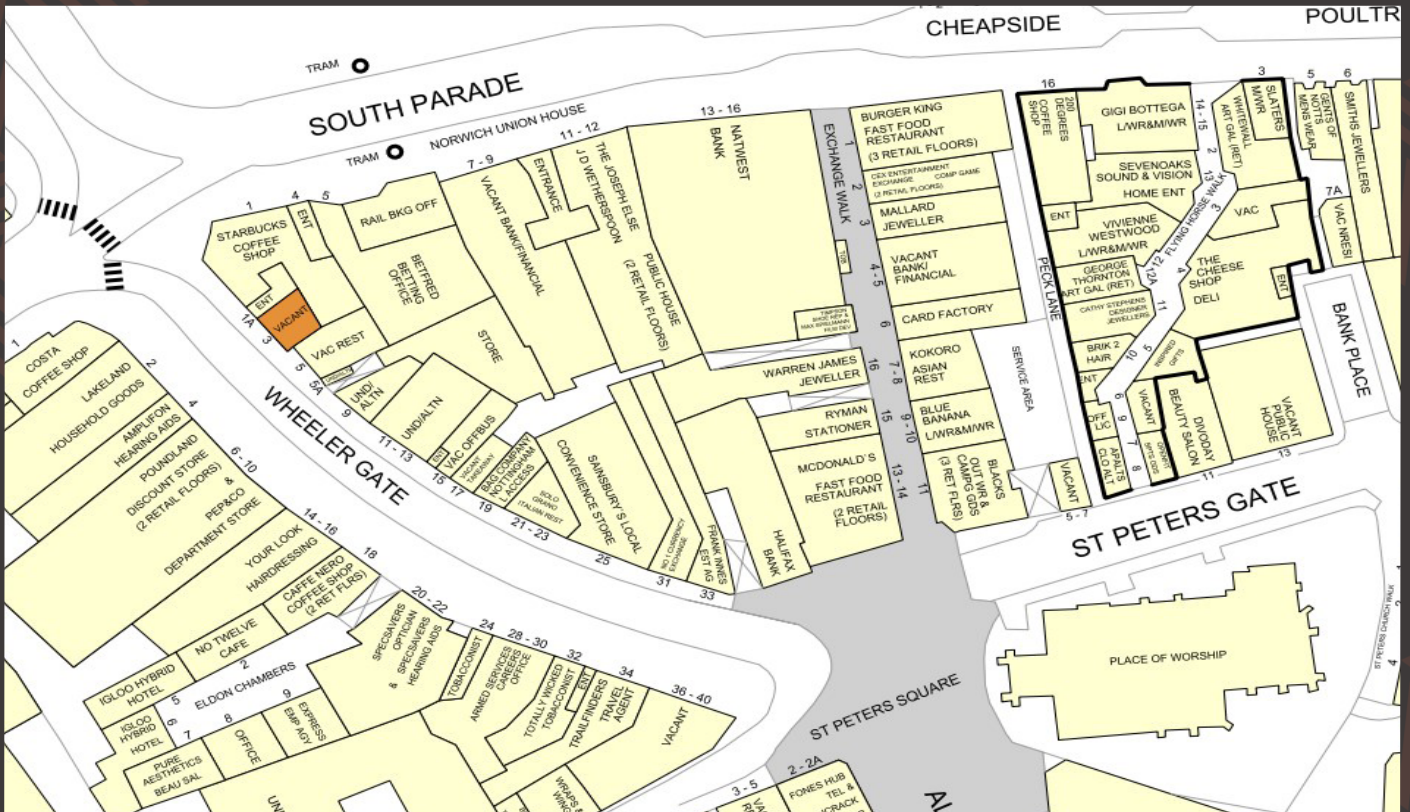
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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT





**BOX**  
property



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#### LEASE

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

#### RENT

**£20,000** 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:

**Rateable Value (2023) £16,250**

**UBR (2023/2024) 49.9p.**

**Rates Payable (2023/2024) £8,108**

#### LEGAL COSTS

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

#### PLANNING

We understand the property benefits from planning consent for the following uses:

Class E consent (Commercial, Business and Services use)

(This information is given for guidance purposes only and prospective parties and advised to make their own enquiries of the local authority)

#### VAT

Value added tax is applicable at the prevailing rate.

#### SERVICE CHARGE

A service charge for the financial year is available upon request.

#### ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request

#### VIEWING

Viewing is available by appointment only. Contact details below.

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#### IMPORTANT NOTICE

Box Property give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Box Property or the vendor/ lessor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser/ lessor must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/lessor does not make or give and neither Box Property or any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Every care has been taken in the preparation of these particulars, but their accuracy cannot be guaranteed. All properties are offered subject to contract and availability.

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