



## TO LET : RETAIL PREMISES

### 5-7 Lister Gate, Nottingham NG1 7DE

#### LOCATION

The subject property occupies a prime and highly visible location close to the junction of Lister Gate, Albert Street and Low Pavement, and 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 highly prominent retail unit benefits from an open plan and regular shaped retail area at ground floor which is ready for immediate occupation. The premises have a wide and highly visible glazed shop front making the premises suitable for a variety of retail and leisure uses.

#### ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor	182	1,959
<b>Total</b>	<b>182</b>	<b>1,959</b>

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

**Frankie Labbate**  
frankie@boxprop.co.uk  
07930 406 727

**Ben Tebbutt**  
ben@boxprop.co.uk  
07930 406 608

**Liam Jones**  
liam@robinsonwebster.co.uk  
0207 190 9804

**boxprop.co.uk**  
01157 844 777  
office@boxprop.co.uk

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

**£50,000** 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 only. BOX Property contact details below.

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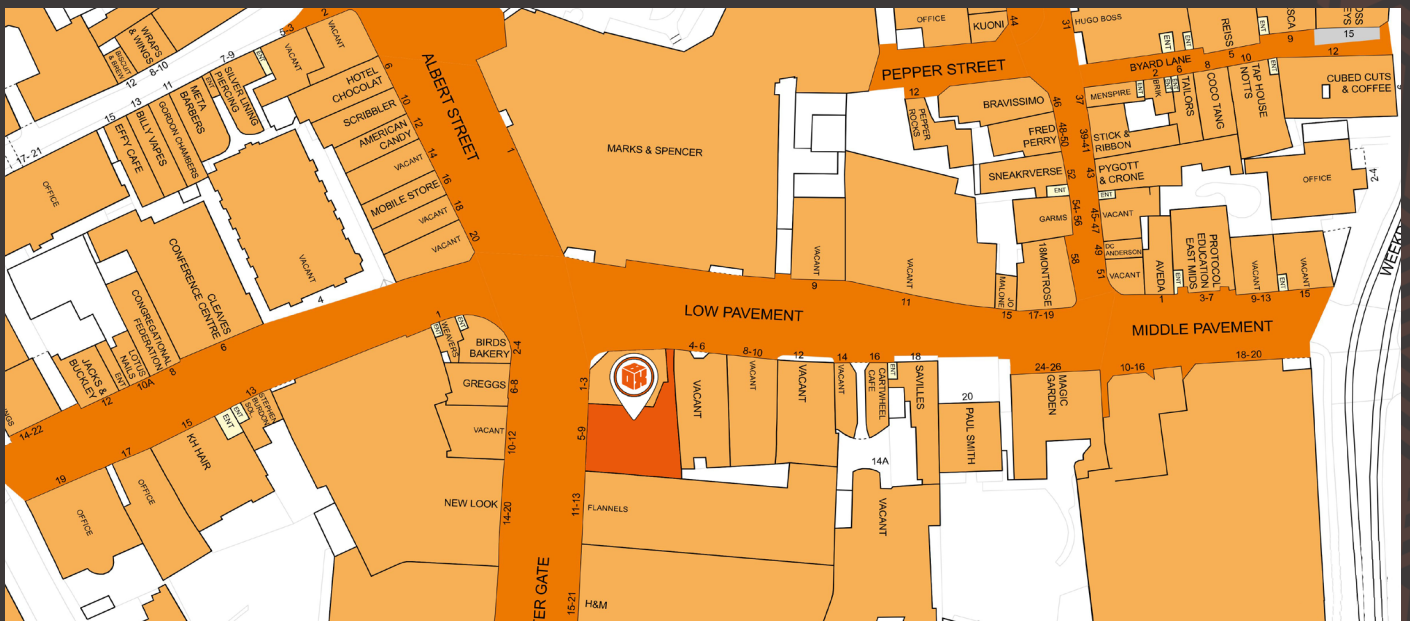
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[boxprop.co.uk](http://boxprop.co.uk)

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