



TO LET : RETAIL UNIT

28 - 30 Lister Gate, Nottingham, NG1 7DD

LOCATION

Lister Gate is a pedestrianised zone and busy thoroughfare situated in close proximity to both **Nottingham's Old Market Square** and **Nottingham Train station**.

The **Broadmarsh Centre Car Park** is located close by with in excess of 1300 parking spaces and the **Broadmarsh Bus Station** is also situated beneath the car park so there are excellent transport links close by.

Sports Direct has recently opened opposite the unit and on the same stretch are other retailers such as **Flannels**, **Marks & Spencer**, **New Look**, **Hotel Chocolat**, **Superdry** and food operators such as **Greggs** and **Birds the bakery**. There are large scale development works planned within the immediate vicinity not to mention the new City centre 30,000 sq.ft Library.

PROPERTY

The property comprises a ground floor only retail unit with open plan sales area with ancillary storage and staff WC.

ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor	140	1,507
Total	140	1,507

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

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

Ben Tebbutt
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07930 406 608

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01157 844 777

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



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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 property will require reassessment upon occupation as it has undergone significant reconfiguration since it's previous assessment.

SERVICE CHARGE AND INSURANCE

The Service Charge and 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.

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