



TO LET : RETAIL UNIT

5 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. Internally, the unit is offered ready to receive the tenants fit out.

ACCOMMODATION

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

	m ²	ft ²
Ground Floor	61.3	660
Basement	72.6	781
Total	133.9	1441

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

Frankie Labbate
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07930 406 727

Ben Tebbutt
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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

£27,500 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 to be reassessed.

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

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