17 Wheeler Gate

Nottingham | NG1 2NA

Prominent A5 takeaway opportunity in the heart of Nottingham City Centre

(Subject to Vacant Possession)

85.50m² (921ft²)



- Opportunity for a "grab and go" food operator
- Located on Wheeler Gate linking Old Market Square with Albert Street and in close proximity to Intu Broadmarsh
- Opposite Poundland and near to Costa, Starbucks, Lakeland, Sainsburys & Caffé Nero
- A5 (Hot Food Takeaway) consent
- Busy pitch throughout the day
- £25,000 per annum exclusive



To Let



Location

Nottingham is the principal city and dominant retail centre in the East Midlands. The property is situated in the heart of Nottingham City Centre on Wheeler Gate which links the Old Market Square with Albert Street, which is anchored by Marks & Spencer. National occupiers in the vicinity include Costa, Caffe Nero, Poundland, Starbucks, Lakeland, Specsavers, Sainsbury's Local, Burton, Dorothy Perkins & Clarks. There is also an eclectic range of local operators including B Sweet Desserts, Dosa and Chutney, d'Horis and Solo Grano Italian.

Work has commenced on the nearby £120 million redevelopment of Intu Broadmarsh and is scheduled for completion Spring 2021. The Old Market Square is host to a number of events throughout the year including the popular summer attraction, The Nottingham Beach and the Winter Wonderland Christmas Market driving strong footfall.

The Property

With prominent glazed frontage onto Wheeler Gate, the unit provides a ground floor retail area and basement stores fitted as a prep kitchen. The unit has a fitted dumbwaiter and part fitted extraction flue.

Accommodation

The property provides the following approximate areas:-

Description	m²	ft²
Ground Floor Sales	29.9	322
Basement Ancillary	55.6	599
Total	85.5	921

(These measurements are given for guidance purposes only).









Lease Terms

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

Rent

The premises are available at a rent of

£25,000 per annum

Planning

We understand the property has planning consent for:-

A5 (Hot food takeaway)

VAT

VAT is applicable at the prevailing rate.

Business Rates

We are verbally advised by Nottingham City Council Business Rates Department that the property is assessed as follows:-

Rateable Value: £20,250

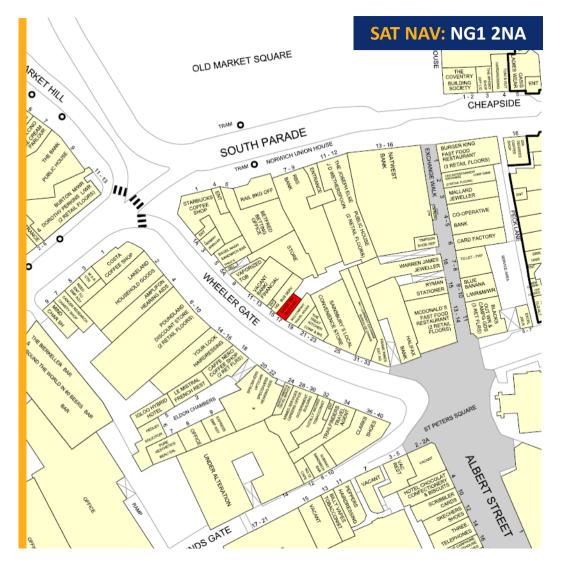
The current UBR is 49.1p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

EPC

A copy of the EPC is available upon request.

Legal Costs

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



For further information or to arrange to view please contact:

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