

17 Wheeler Gate  
Nottingham | NG1 2NA

**Prominent A5 takeaway opportunity in the heart  
of Nottingham City Centre**  
(Subject to Vacant Possession)

**85.50m<sup>2</sup> (921ft<sup>2</sup>)**



- 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



**FHP**  
[www.fhp.co.uk](http://www.fhp.co.uk)

**To Let**



Starbucks – corner of Wheeler Gate and Old Market Square

## 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	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	29.9	322
Basement Ancillary	55.6	599
<b>Total</b>	<b>85.5</b>	<b>921</b>

(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:

**Oliver Marshall**

**T:** 0115 8411142

**M:** 0.7887 787 885

**E:** [oliver@fhp.co.uk](mailto:oliver@fhp.co.uk)

**Jack Shakespeare**

**T:** 0115 9082101

**M:** 07817 924949

**E:** [jack@fhp.co.uk](mailto:jack@fhp.co.uk)



**Fisher Hargreaves Proctor Ltd. 10 Oxford Street, Nottingham, NG1 5BG**

**06/11/19**

Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. FHP 06/09. E&OE.