



**ROB ALSTON**  
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**CITY CENTRE  
SHOP UNIT TO  
LET**  
(with A5 planning  
consent)

## NOTTINGHAM

17 WHEELER GATE, NG1 2NA.

### LOCATION

The property is situated in a prominent trading location on Wheeler Gate in Nottingham city centre. Nearby occupiers include **Starbucks, Costa, Lakeland, Poundland, Sainsbury's Local, Caffe Nero, Specsavers** etc.

### DESCRIPTION

The property comprises a small ground floor retail unit with storage/staff facilities at basement level.

### PLANNING CONSENT

The property benefits from an existing A5 planning consent.

### ACCOMMODATION

Internal Width	15ft 3in	4.66 m
Shop Depth	24ft 6 in	7.50 m
Ground Floor Sales	322 sq ft	29.9 sq m
Basement Storage/Staff	599 sq ft	55.7 sq m

### RENT

Offers are invited in the region of **£25,000 per annum** exclusive of rates and VAT.

### LEASE

The property is available by way of a new lease on terms to be agreed.

### RATES

Rateable Value (2017)	£20,250
Interested parties are advised to make their own enquiries regarding rates payable for 2019/20	

### VIEWING

Strictly by appointment with **ROBERT ALSTON** (07768 650 446) or joint agents **FHP - OLIVER MARSHALL** (0115 841 1142)

### EPC

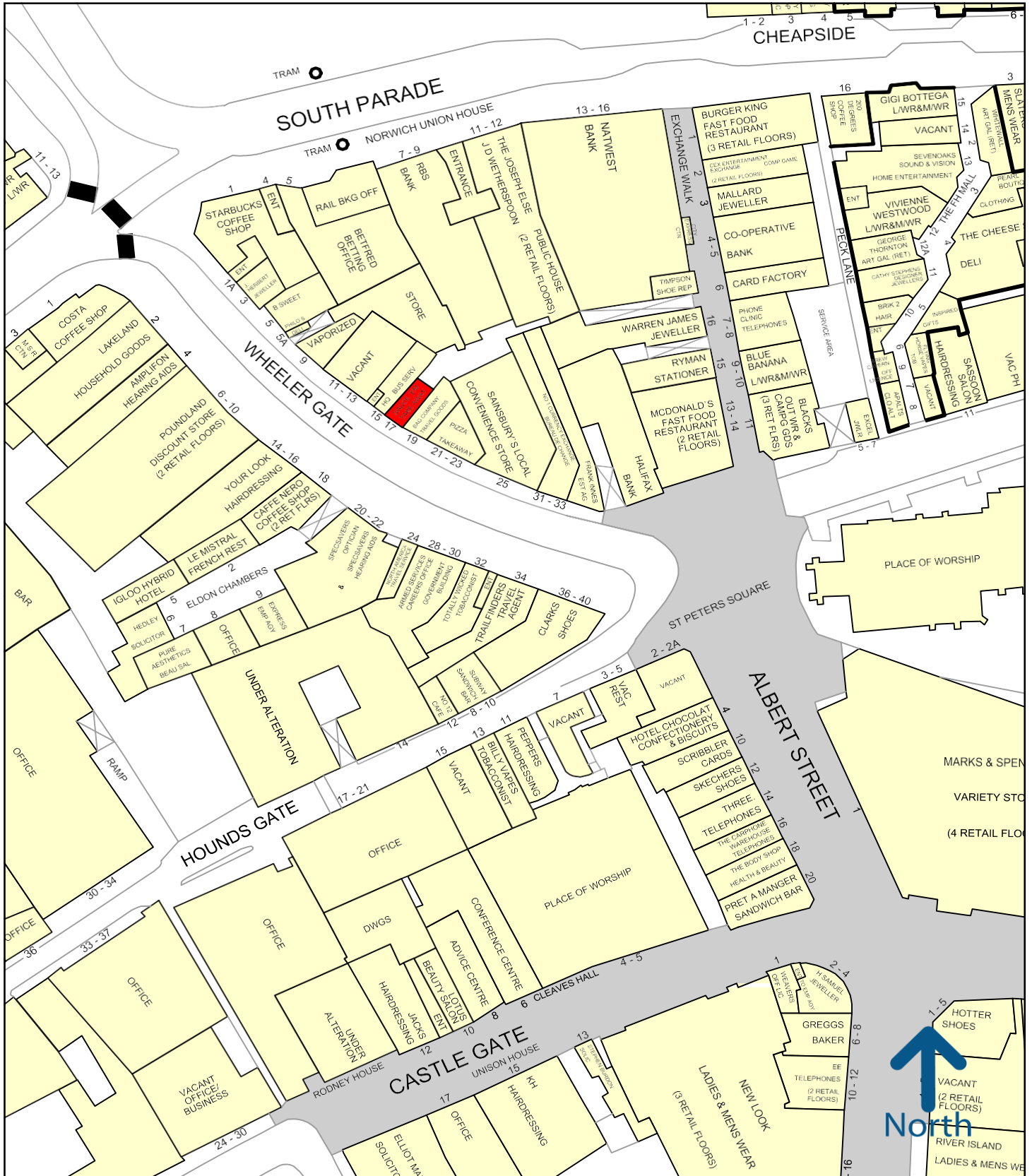
A copy of the Energy Performance Certificate is available on request.

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