

**SHOP TO LET** **NG1 7DD**

**28/30 LISTER GATE, NOTTINGHAM**



**TWO LEVEL TRADING**

**ADJACENT TO M&S & BROADMARSH £250M REGENERATION**

**LOCATION**

The premises are located adjacent to the Lister Gate entrance to **Broadmarsh Shopping Centre** and **Marks & Spencer**. Other nearby retailers include **Mountain Warehouse**, **02**, **Holland & Barrett** and **Claire's Accessories**.

**ACCOMMODATION**

The premises comprise the following approximate dimensions and net internal floor areas:-

Gross Frontage	10.24 m	38 ft 7 in
Net Frontage	9.30 m	30 ft 6 in
Internal Width	9.35 m	30 ft 8 in
Ground Floor Sales	178.18 sq m	1,918 sq ft
Ground Floor Anc	2.14 sq m	23 sq ft
First Floor Sales	81.47 sq m	877 sq ft
First Floor Anc	113.52 sq m	831 sq ft

**LEASE TERMS**

A new FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews.

**RENT**

£150,000 per annum.

**BUSINESS RATES**

**Rateable Value** £153,000  
**UBR (2019/20)** 50.4p

Rates payable may be subject to transitional relief. Interested parties are advised to make their own enquiries to the local authority, 01159 155 555.

**ENERGY PERFORMANCE CERTIFICATE**

The property has been rated within Band D. A copy of the Report is available on request.

**LEGAL COSTS**

Each party to be responsible for their own legal costs.

**SUBJECT TO CONTRACT**  
**APRIL 2019**

For further information or to arrange a viewing, please contact:

**Simon Morris**  
simon.morris@gcw.co.uk  
020 7647 4802

**Chris Harris**  
chris.harris@gcw.co.uk  
020 7647 4823

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