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Unit 1, 6 Weekday Cross/Byard Lane  
Nottingham | NG1 2GF

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## Excellent retail/leisure opportunity in an established Nottingham city centre pitch

83.24m<sup>2</sup> (896ft<sup>2</sup>)



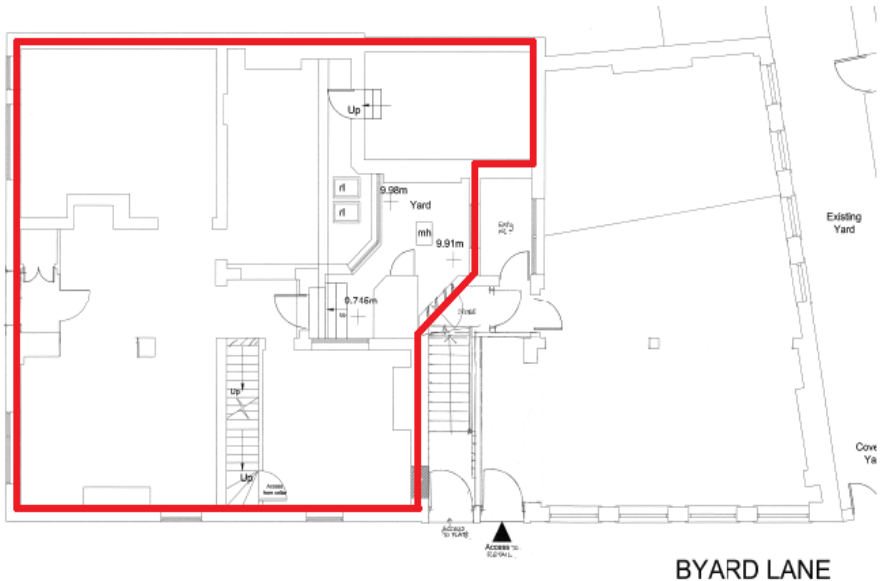
- Prime leisure location fronting Weekday Cross
- Planning granted for A1/A2 and A3
- Opposite Fletcher Gate car park on the corner of Byard Lane
- Operators close by include YO! Sushi, All Bar One, Baresca, Piccolino, Belgo & Café Coco Tang
- Rent - £37,500 per annum



To Let

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WEEKDAY CROSS



## Location

The subject property is situated in a “clever” location, just off Bridlesmith Gate, in a high profile position opposite Fletcher Gate multi-storey car park and the Tram stops.

Located around the unit are a number of bar and restaurant operators including the likes of YO! Sushi, All Bar One, Piccolino, Das Kino, Baresca, Café Coco Tang and Veeno.

There are also a number of fashion retailers close by including Paul Smith, Hugo Boss, Reiss Menswear, Pretty Green and Two Seasons.

The Lace Market is a vibrant area of Nottingham city centre which hosts a great mix of leisure, retail, office and residential.

## Accommodation

The proposed development will create a ground floor retail/leisure unit with frontage onto Weekday Cross, forming part of the Listed building. The unit created will provide cellular accommodation as can be seen from the above plan. Internal walls may be able to be removed subject to consent and planning.

The property provides the following approximate areas:-

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	83.24	896
Former Strong Room	13.19	142
<b>Total</b>	<b>96.43</b>	<b>1,038</b>

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).



## Accommodation

Units 1 and 2, 6 Weekday Cross could potentially be combined to create a total area of approximately:-

**180.23m<sup>2</sup> (1,940ft<sup>2</sup>)  
plus basement stores**

## Lease

The premises are available 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:-

**£37,500 per annum**

## Planning

We understand the property has planning consent for:-

- A1 (retail)**
- A2 (financial & professional services)**
- A3 (café & restaurant)**

This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Nottingham City Council Planning Department.

## Business Rates

The Rateable Value will need to be assessed upon occupation due to the reconfiguration and creation of the unit.

## Legal Costs

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

