



ROB ALSTON
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**CITY CENTRE
SHOP UNIT
TO LET**
(with A2 planning
consent)

NOTTINGHAM

11-13 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 double fronted shop unit with basement storage/staff accommodation.

ACCOMMODATION

Internal Width	32.0 ft	9.8 m
Shop Depth	85ft 8 in	26.2m
Ground Floor	2,517	233.9
Sales	sq ft	sq m
Basement	1,309	121.6
Store/Staff	sq ft	sq m

RENT

£85,000 per annum exclusive of rates and VAT.

LEASE

The property is available by way of a new 10 year full repairing and insuring lease with a single upwards only rent review at the end of the 5th year of the term.

RATES

Rateable Value 2018/19	£79,500
Interested parties are advised to make their own enquiries regarding rates payable for 2018/19.	

VIEWING

Strictly by appointment with **ROBERT ALSTON** (07768 650 446) or joint agents **FHP** (0115 950 7577).

EPC

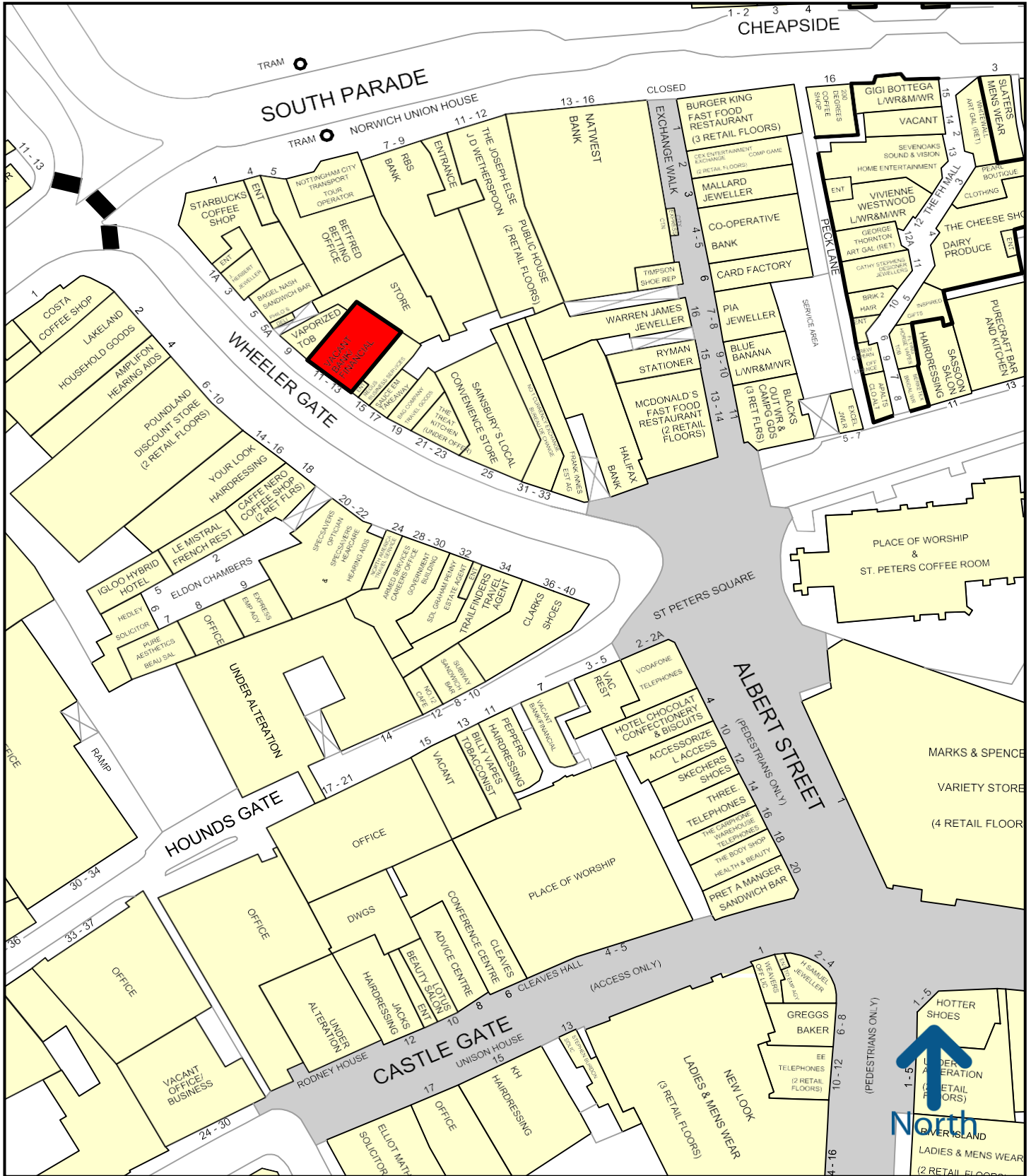
The premises have a D-90 rating.

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