



Location

Nottingham is a dominant retail centre in the East Midlands with an estimated shopper catchment of 3.8 million people. There are two large schemes, Broadmarsh Shopping Centre and Victoria Centre.

The subject property is located in the heart of Nottingham city centre in close proximity to the Broadmarsh Shopping Centre entrance. Lister Gate is a well-established retail pitch and very busy pedestrian thoroughfare. Key retailers include H&M, Marks and Spencer, WH Smith, River Island and New Look.

Accommodation

Ground Floor	3,756 sq ft	349.07 sq m
First Floor	3,714 sq ft	345.17 sq m
Second Floor	3,699 sq ft	343.77 sq m
Total	11,169 sq ft	1,038.01 sq m

Lease Term

The lease is available by way of a new lease for a term to be agreed.

Contact

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Rent

£175,000 per annum exclusive.

Rates

Rateable Value	£186,000 (2017)
UBR	0.479 (2017/18)

Interested parties are advised to contact the local authority to confirm their liabilities and any transitional relief.

Energy Performance Certificate

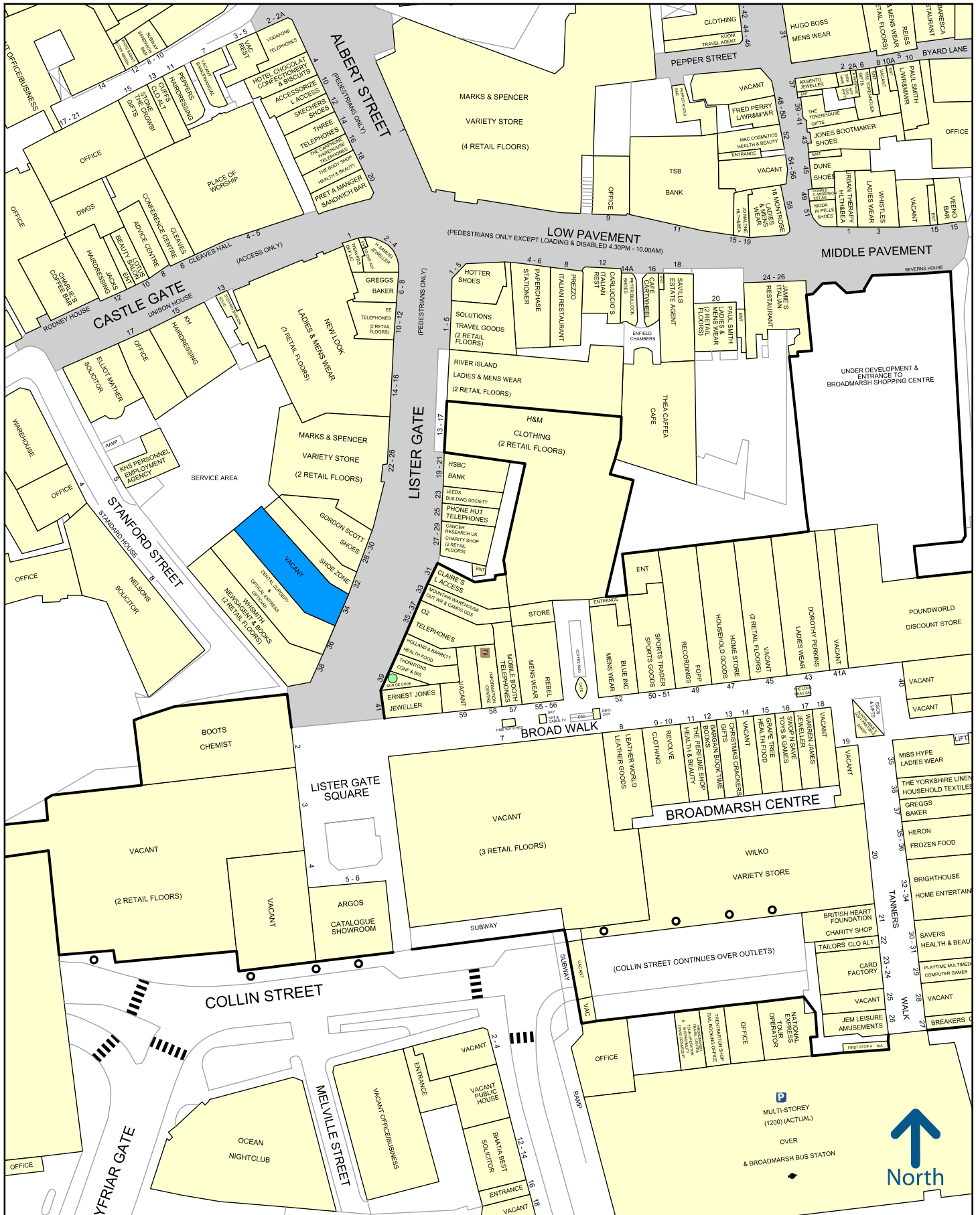
Available upon request.

Costs

Each party is responsible for their own costs incurred in the transaction.

Or through our joint agents

FHP Propety Consultants
0115 950 7577



50 metres

Experian Goad Plan Created: 29/08/2017
Created By: Kitchen LaFrenais Morgan



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