



## TO LET : RETAIL PREMISES

### 1-3 Lister Gate, Nottingham NG1 7DE

#### LOCATION

The subject property occupies a prime and highly visible location on the junction of Lister Gate, Albert Street and Low Pavement. It is strategically located to both the Nottingham City Council Broadmarsh redevelopment as well as existing pitches of Clumber Street and Bridlesmith Gate. Nearby retailers include **Flannels, Hotel Chocolat, New Look, Scribbler, H&M** and **Marks & Spencer**.

The premises also benefits from being in the immediate vicinity of the planned **Green Heart Park Space** being developed by the Council planned for opening in 2024.

(<https://www.mynottinghamnews.co.uk/new-images-show-how-broad-marsh-green-heart-will-transform-nottingham-city-centre/>).

#### PROPERTY

The retail unit benefits from a substantial retail corner return frontage. The ground floor is open plan retail with access to the basement which is currently arranged as storage, back of house, toilets and staff room. The property is in white box condition, ready for immediate occupation.

#### ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor	147	1,584
Basement	222	2,392
<b>Total</b>	<b>369</b>	<b>3,976</b>

For further information or to arrange a viewing please contact **BOX Property**

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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT



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property



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### TENURE

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

### RENT

**£75,000** per annum.

### BUSINESS RATES

The Tenant will be responsible for the payment of business rates to the Local Authority. The premises have been assessed for rating purposes as follows:

Rateable Value (2023) £55,500.

UBR (2023/2024) 51.2p.

Rates Payable (2023/2024) £28,416.

### SERVICE CHARGE

The service charge for the current financial year is available upon request.

### INSURANCE

The Insurance charge for the current financial year is available upon request.

### PLANNING

We understand the property benefits from planning consent for the following uses: Class E (Commercial, Business and Services use)

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

### LEGAL COSTS

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

### VAT

All sums quoted exclusive of VAT if applicable.

### ENERGY PERFORMANCE CERTIFICATE

Available upon request.

### VIEWING

Viewing is available by appointment only. BOX Property contact details below.

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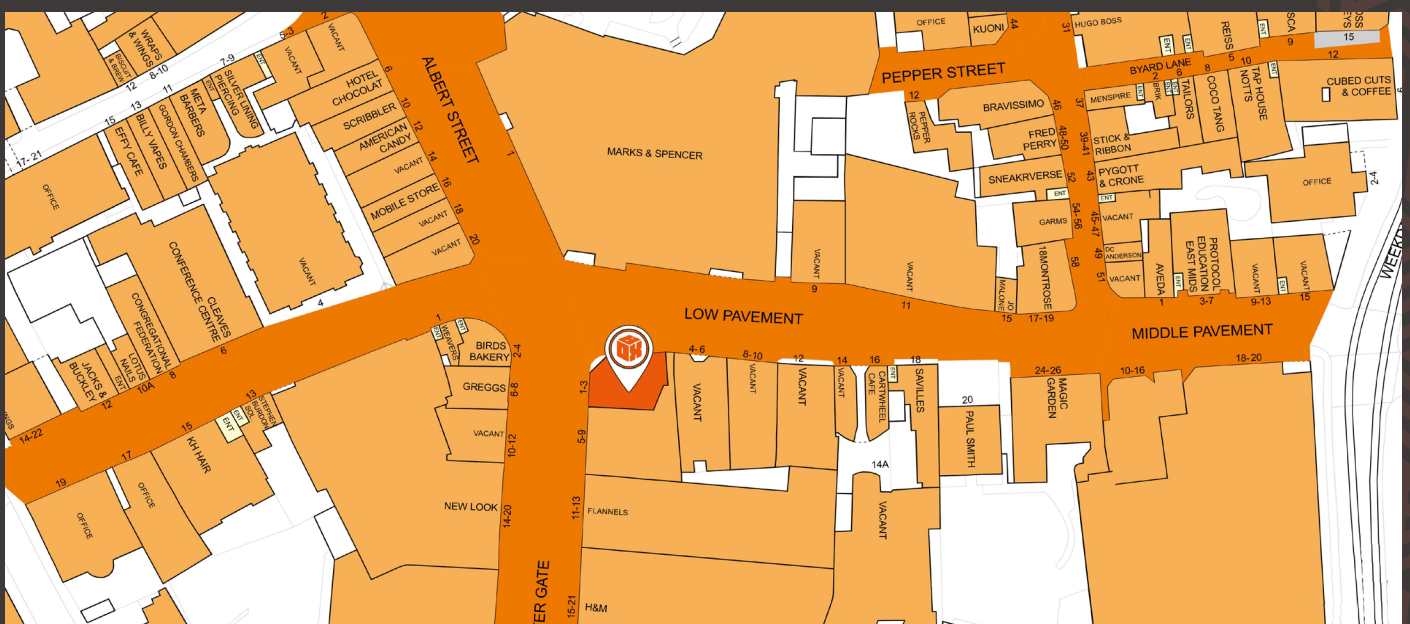
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Box Property give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Box Property or the vendor/ lessor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser/ lessor must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/lessor does not make or give and neither Box Property or any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Every care has been taken in the preparation of these particulars, but their accuracy cannot be guaranteed. All properties are offered subject to contract and availability.

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