

TO LET RETAIL/OFFICE

# 2 ST. PETERS GATE

Nottingham, NG1 2JG



## Key Highlights

- Attractive Period Building
- Town Centre location with good transport links and amenities
- 2,848 sq ft measured on a NIA basis
- Suitable for alternative uses subject to planning permission

SAVILLS NOTTINGHAM  
Enfield Chambers 18 Low Pavement Street  
Nottingham NG1 7DG

**+44 (0) 115 934 8050**

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## Location

The property occupies a prominent corner position at the junction of St Peters Gate and St Peters Church Walk.

St Peters Gate is centrally located within Nottingham's town centre, intersecting Bridlesmith Gate, one of the principal retail thoroughfares, and St Peters Square, which in turn provides access to the Old Market Square.

Nearby occupiers include McDonalds, Halifax, Sainsbury's, Clarks, SpecSavers, Caffe Nero and The White Company to name but a few.

## Description

The property comprises a mixed use period building, configured to provide predominantly open plan retail accommodation at ground floor with individual meeting rooms, from its former use as an estate agents; there is additional storage at basement level.

The property is fitted out to a good specification including painted and plastered walls, carpeted flooring, suspended acoustic ceiling tiles with recessed lighting panels and ceiling recessed air conditioning units. In addition, it benefits from staff welfare provisions including W/C's and kitchenette.

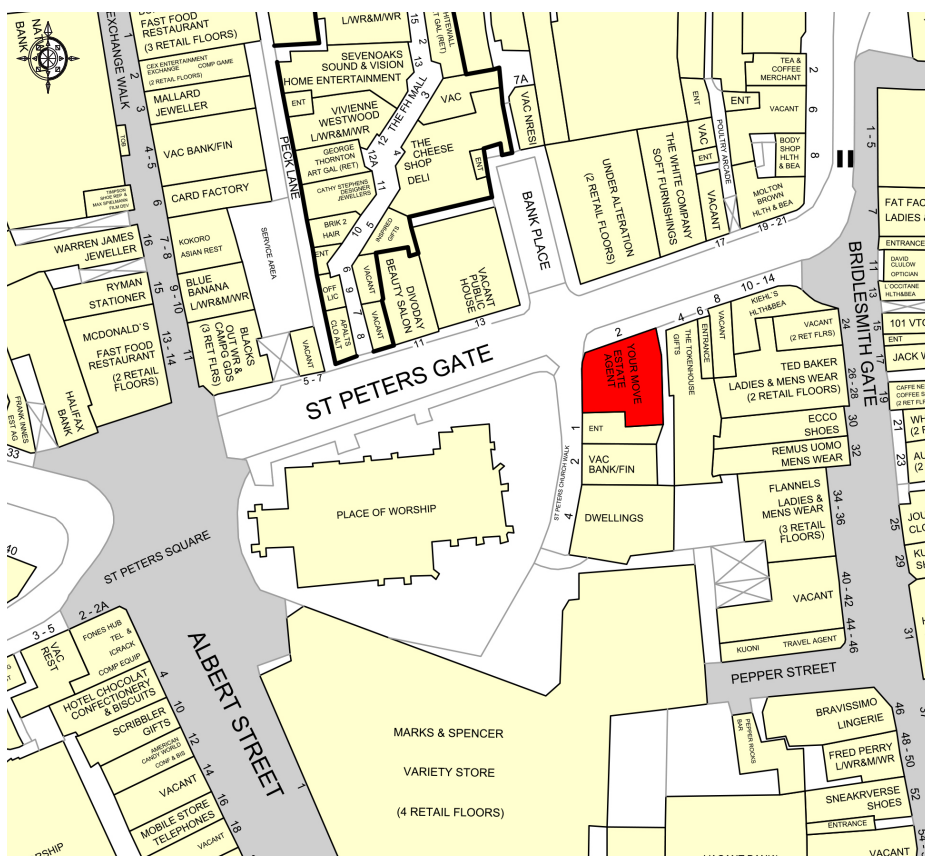
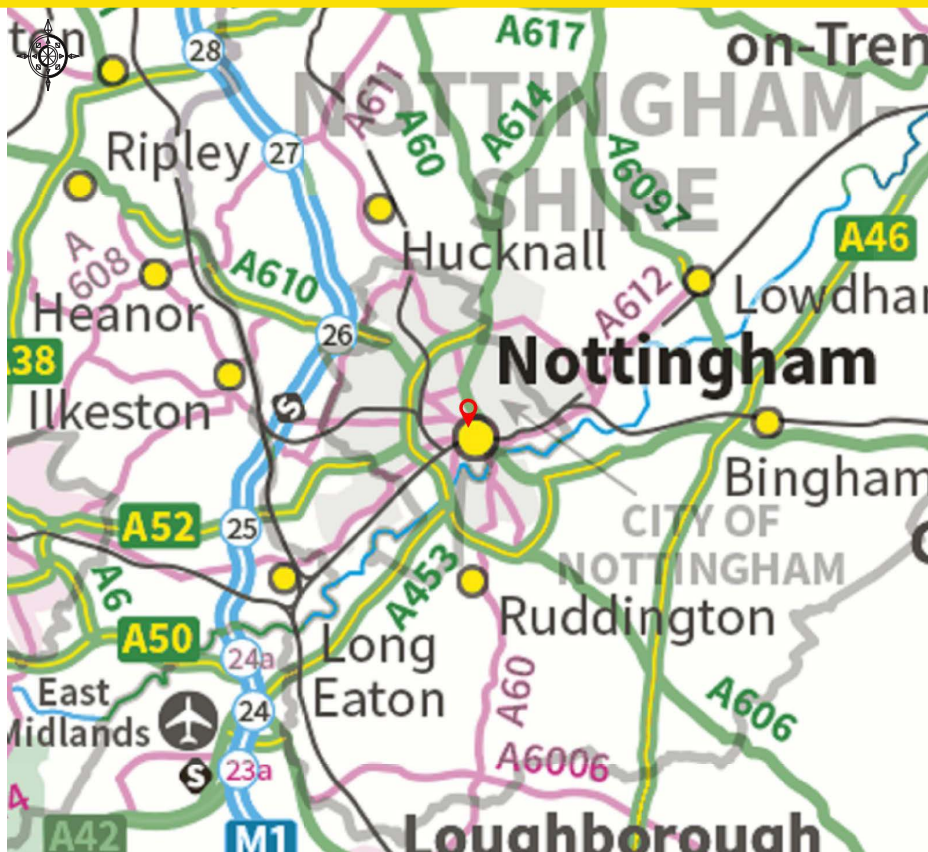
## Accommodation

Measured in accordance with the RICS code of measuring practice (6<sup>th</sup> edition) on a net internal basis and for guidance purposes only.

| FLOOR AREA | SQ FT | SQ M   |
|------------|-------|--------|
| Total      | 2,848 | 264.59 |

## Rent

£60,000 per annum exclusive.



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## Tenure

The property is available on flexible lease terms.

## Rateable Value

Rateable Value (2022-2023)

- £63,500

## VAT

VAT is applicable.

## EPC

D 95

## Legal Costs

Each party is responsible for its own legal costs in this transaction.

## Viewing and Further Information

Strictly by appointment only with the Sole Agent, Savills.



## Contact

**Victor Ktori BSc (Hons) MRICS**

+44 (0) 7870 999 467

[vktori@savills.com](mailto:vktori@savills.com)

**Luke Epps BSc (Hons)**

+44 (0) 7811 073 302

[luke.epps@savills.com](mailto:luke.epps@savills.com)

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