

TO LET

**8-10 ST PETER'S GATE
NOTTINGHAM
NG1 2JG**

**POP-UP /
CHRISTMAS LET
CONSIDERED**



**HIGH PROFILE RETAIL UNIT
NIA: 1,245 SQ FT (115.6 SQ M)**

GROUND FLOOR SALES – 317 SQ FT (29.4 SQ M)

RETAIL UNIT HAS BEEN REFURBISHED

**LOCATED OPPOSITE MOLTON BROWN & THE WHITE COMPANY
CLOSE TO BRIDLESMITH GATE & EXCHANGE WALK**

HIGH VOLUME OF DAILY FOOTFALL

AVAILABLE IMMEDIATELY

QUOTING RENT - £24,000 PAX

Property Particulars

**Geo
Hallam &
Sons**

**0115 958 0301
www.geohallam.co.uk**



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LOCATION

The subject premises occupy a prominent location on St Peter's Gate in the heart of Nottingham city centre. St Peter's Gate offers a busy city centre location which links Bridlesmith Gate, Exchange Walk and Albert Street.

The property is conveniently located opposite Molton Brown and The White Company and next door to Kiehl's and The Tokenhouse, with other notable nearby occupiers including Marks & Spencer, Fat Face and Waterstones.

DESCRIPTION

The subject premises form part of a four-storey Grade II listed building with retail accommodation on the ground floor and ancillary offices / storage to the three upper floors.

The ground floor retail unit is accessed directly off St Peter's Gate by way of a fully glazed door. The shop front and interior of the retail unit have recently been redecorated and are ready for an incoming tenants fit-out.

A communal entrance in between the subject premises and Kiehl's provides access to the upper floors and WC facilities.

The upper floors comprise three identical rooms which can be used as either office, storage or breakout accommodation and will be refurbished by the Landlord, subject to the requirements of an incoming Tenant.

ACCOMMODATION

From measurements taken on site the property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice, 6th Edition:

Description	M ²	Ft ²
Ground Floor Sales	29.4	317
First Floor Ancillary	28.2	304
Second Floor Ancillary	29.2	314
Third Floor Ancillary	28.8	310
Sub-total	115.6	1,245

TERMS OF DISPOSAL

The premises are available by way of a new effective fully repairing and insuring lease for a minimum term of 3 years at a rent of:

£24,000 per annum

SHORT TERM OCCUPANCY

Consideration will be given to a short term let over the Christmas 2023 period. Further information available from the Agent on request.

BUSINESS RATES

From enquiries made of the VOA website we understand that the property is currently assessed as follows:

Local Authority:	Nottingham City Council
Description:	Shop & Premises
Rateable Value:	£23,250

PLANNING

From enquiries made of Nottingham City Council we understand that the property currently has the benefit of planning consent for use under Class E and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Interested parties are advised to make their own enquiries of Nottingham City Council in respect of their proposed use.

SERVICES

We understand that mains water and electricity are available and connected to the premises.

VAT

All rents are quoted exclusive of VAT, if applicable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been requested and will be made available upon receipt.

LEGAL COSTS

Each party will be responsible for their own legal costs involved in this transaction.

VIEWING

Strictly by appointment with the joint sole agents:

Geo Hallam and Sons

Contact: Giles Davis
Direct Tel: 0115 958 0301
Email: giles@geohallam.co.uk

October 2023

Geo
Hallam &
Sons

0115 958 0301
www.geohallam.co.uk

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NG1 5BQ

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