

11 WHEELER GATE

Nottingham, NG1 2NA



Key Highlights

- Vibrant retail pitch.
- New traditional shop front.
- Outside seating.
- Ready to receive the tenant's fit out.
- Capable of sub-division.
- Flexible lease terms.

SAVILLS NOTTINGHAM
Enfield Chambers
18 Low Pavement NG1 7DG

+44 (0) 115 934 8000

[savills.co.uk](https://www.savills.co.uk)

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Location

The property occupies a prominent retail position on Wheeler Gate close to its junction with South Parade and Low Pavement. Nearby occupiers include McDonalds, Halifax, Sainsbury's, Clarks, SpecSavers, Caffe Nero and Poundland to name but a few.

Wheeler Gate is considered one of the principal retail thoroughfares connecting Market Square with Lister Gate, providing access to the Broadmarsh Development.

The thoroughfare benefits from extensive public realm works including double width pavements, facilitating outside seating and a dedicated taxi rank directly opposite.

Description

The unit forms part of an attractive period development and has undergone extensive refurbishment incorporating a new traditional shop fascia. Internally, the unit is offered ready to receive the tenant's fit out.

Accommodation

The unit comprises ground and basement floors, having the following approximate areas:

		SQ FT	SQ M
Ground Floor	Sales	2,517	233.837
Basement	Ancillary	1,309	121.610
TOTAL		3,826	355.447

Rent

£45,000 per annum exclusive.

Service Charge

Estimated at £4.00 per sq ft.

Tenure

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed, subject to five yearly upward only rent reviews.

Rates

Interested parties are advised to make their own enquiries direct with Nottingham City Council (0115 915 5555).

Energy Performance Certificate

C59.

Legal Costs

Each party to be responsible for their legal costs incurred in the transaction.

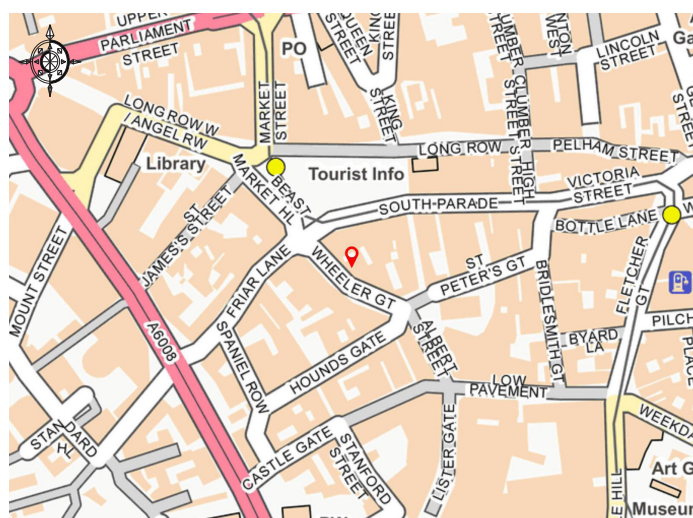
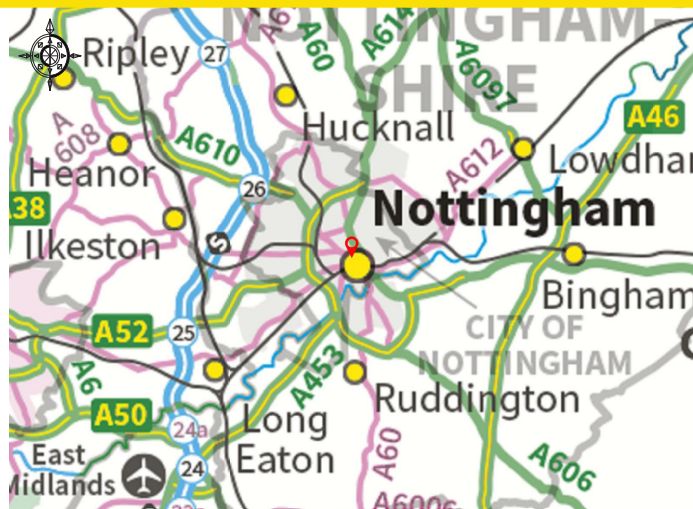
Contact

Victor Ktori

+44 (0) 7870 999 467
vktori@savills.com

Josh Howe

+44 (0) 7896 084 299
jhowe@savills.com



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