



10-12 Lister Gate, Nottingham, Nottinghamshire NG1 7DD

Freehold Retail Unit

- ▶ **NIA: 4,597 sq ft (427.1 sqm)**
- ▶ **City Centre retail unit**
- ▶ **Suitable for variety of uses (subject to requisite consents)**
- ▶ **Within walking distance of Old Market Square & Nottingham Train Station**

For enquiries and viewings please contact:



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Location

The property benefits from a central location in Nottingham City Centre within walking distance of Nottingham Train Station and the Broadmarsh bus station. The property is also only a 8-minute walk from Nottingham Trent Universities main city campus as well as The Corner House leisure complex which includes operators such as Nando's, Wagamama's and Roxy Ball Room. Nottingham is a popular city with c. 50,000 students across Nottingham Trent University and Nottingham University and benefits from a vibrant nightlife and abundance of high-quality places to eat, drink and shop.

The city is well serviced by excellent public transport with national rail links to London, and extensive tram (NET) network. The M1 motorway is situated to the west with Junction 24, 25 and 26 providing good access into Nottingham.

Description

The property is split over 5 floors to include basement, ground floor and 3 upper floors. The property provides a ground floor retail unit/sales area with part of the upper floors used for further sales and the majority a combination of offices and break out space. The specification varies throughout the property.

Accommodation

	Sq M	Sq Ft
Basement	93.1	1,002
Ground Floor	102.9	1,108
First Floor	89.6	965
Second Floor	82.1	884
Third Floor	59.4	639
Total	427.1	4,597

Planning

We understand the property benefits from planning consent for:

Use Class E (Commercial, Business and Services use) under the Town & Country Planning (Use Classes) Order 1987 as amended. Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries. We note the property is situated within the Old Market Square Conservation Area.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of Nottingham City Council).

Tenure

Freehold available with vacant possession.

Business Rates

From enquiries of the Valuation Office Agency (VOA) website we understand the current assessment is as follows:

Rateable value: £48,500 pa

Indicative Rates payable 2023: c. £24,201.50 pa

Please note all parties are advised to make their own enquiries of the VOA.

Price

Offers in the region of £650,000

VAT

To be confirmed

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: E-112

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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