

Shop to let.

Nottingham, 28/30 Lister Gate.

NG1 7DD.



Two level trading.

Adjacent to M&S.

Adjacent to Broadmarsh £250m regeneration.

Contact.

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Location.

The premises are located adjacent to the Lister Gate entrance to **Broadmarsh Shopping Centre** and **Marks & Spencer**. Other nearby retailers include **Mountain Warehouse**, **O2**, **Holland & Barrett** and **Claire's Accessories**.

Accommodation.

Dimensions and net internal floor areas:-

| | | |
|------------------------|-------------|-------------|
| Gross Frontage | 10.24 m | 38 ft 7 in |
| Net Frontage | 9.30 m | 30 ft 6 in |
| Internal Width | 9.35 m | 30 ft 8 in |
| <hr/> | | |
| Ground Floor Sales | 178.18 sq m | 1,918 sq ft |
| Ground Floor Ancillary | 2.14 sq m | 23 sq ft |
| First Floor Sales | 81.47 sq m | 877 sq ft |
| First Floor Ancillary | 113.52 sq m | 831 sq ft |

Rent.

Rent on application and open to turnover based rent.

Business Rates.

Rateable Value £153,000

UBR (2020/21) 51.2p

A 12-month business rates holiday for all 'eligible' retail and leisure businesses will be applicable from 1st April 2020. For enquiries and to verify this, please contact the local authority on 01159 155 555.

Lease Terms.

A new FRI lease for a term to be agreed subject to 5 yearly upward only rent reviews.

Energy Performance Certificate.

Band D. Report available on request.

Legal Costs.

Each party to be responsible for their own costs.

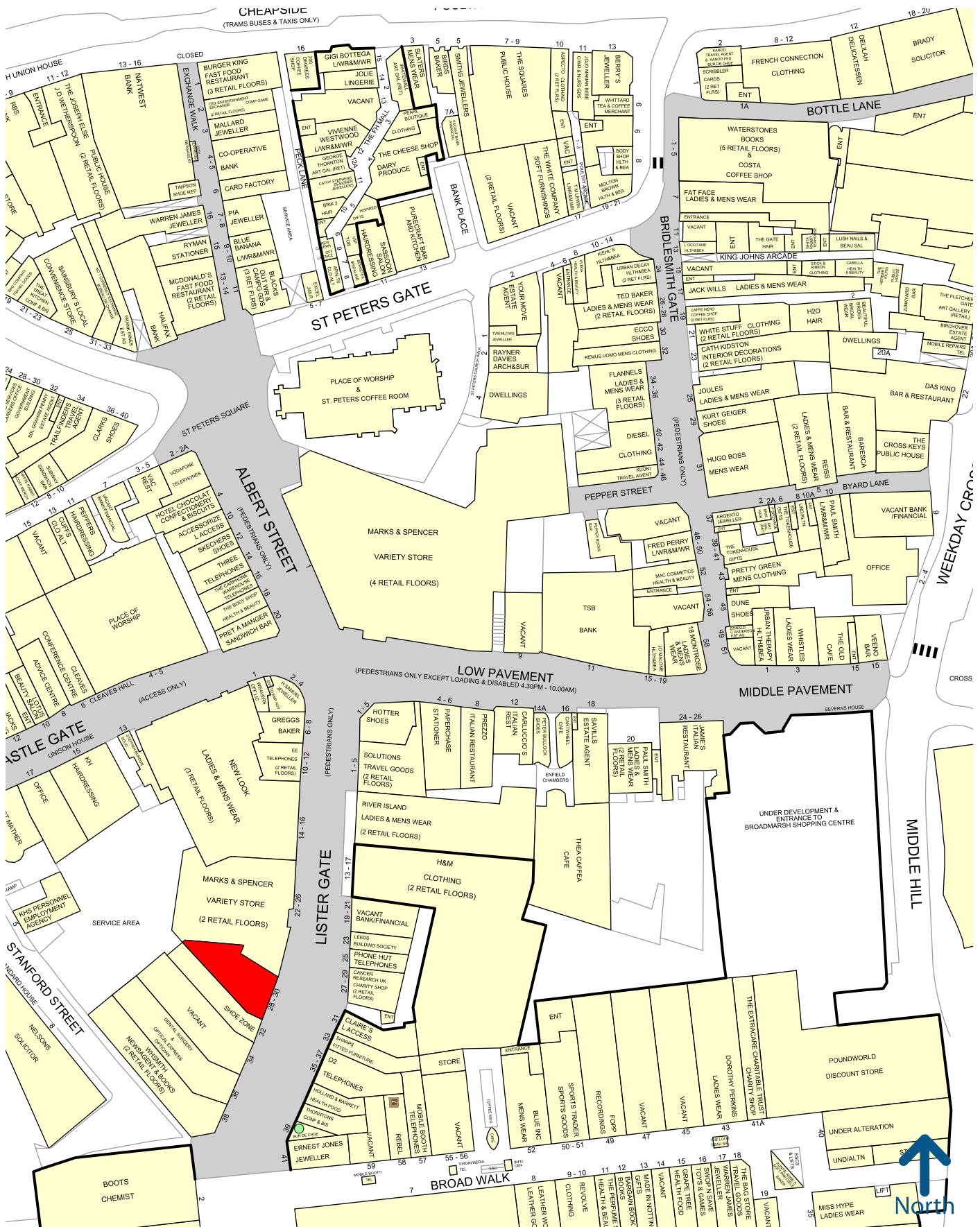
Freehold Sale.

Freehold for sale with vacant possession.

Subject to Contract.

December 2019

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