

Located in the heart of Nottingham in the highly regarded Flying Horse Walk Arcade

38.50m²
(415ft²)

- Sought after shopping arcade
- Close to Nottingham's prime retail pitch of Bridlesmith Gate
- Nearby occupiers include Vivienne Westwood, 200 Degrees Coffee, Gigi Bottega, Sevenoaks Sound and The Cheese Shop Deli
- E Class consent
- Rent £15,000 per annum



TO LET



Location



Gallery



Video



Contact



Location

Flying Horse Walk is located between St Peter's Gate and The Poultry, two streets running west of Bridlesmith Gate towards the busy street of Lister Gate.

The Property

The property is located centrally within Flying Horse Walk and comprises ground Floor retail sales area, along with additional storage at basement.

Nearby retailers include Vivienne Westwood, 200 Degrees Coffee, Gigi Bottega, Sevenoaks Sound and The Cheese Shop Deli.

Accommodation

The property provides the following approximate areas:-

| Description | m ² | ft ² |
|--------------------|----------------|-----------------|
| Ground Floor Sales | 24.50 | 262 |
| Basement Stores | 14.20 | 153 |
| Total | 38.50 | 415 |

EPC

A copy of the EPC is available upon request.





Lease Terms

The property is available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a rent of:-

£15,000 per annum

Planning

The property is categorised as **Use 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.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:-

Shop & Premises

Rateable Value (2023): £11,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.



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Service Charge

There is a service charge applicable, further information is available on request.

VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

Jack Shakespeare

07817 924 949

jack@fhp.co.uk

Oliver Marshall

07887 787 885

oliver@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.