

**\* INCENTIVES AVAILABLE—3 MONTHS' RENT FREE**

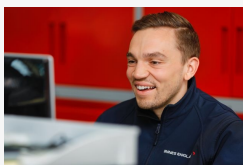


**First Floor, 11 St Peters Gate, Nottingham, Nottinghamshire NG1 2JF**

## **City Centre Office**

- ▶ **NIA: 884 sq ft (82.13 sqm)**
- ▶ **Prominent period building in prime city centre location**
- ▶ **Open plan office with excellent natural daylight & modern specification**
- ▶ **Within walking distance of Market Square & Bridlesmith Gate**

For enquiries and viewings please contact:



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## Location

The property is located on St Peters Gate directly opposite St Peter's Church, close to the popular retail thoroughfare Bridlesmith Gate the city's prime retailing pitch, home to a number of designer high end brands such as Fred Perry, Hugo Boss, Molton Brown and Kiehl's.

Due to St Peters Gate central locality, the property enjoys excellent public transport links with several bus stops, both the Lace Market and Old Market Square NET tram stops and Nottingham Railway Station all within a short walk. The city centre also benefits from a number of multi storey car parks such as the Lace Market Car Park and newly built Broadmarsh Car Park both offering contract parking.

## Description

The property comprises a first-floor office within a Grade II listed period building, consisting of traditional brick construction elevations with attractive architectural dress stone under a pitched roof of slate tiles. Internally, the first-floor office has been refurbished to provide modern fittings whilst maintaining the original features of the building, such as high ceilings, sash windows and original exposed timber floors. The specification of the office includes:

- LED Strip Lighting
- Kitchenette and WC facilities
- Excellent access to natural daylight
- Electric heating
- Glazed partitioned meeting room

## Accommodation

|              | Sq M        | Sq Ft      |
|--------------|-------------|------------|
| First Floor  | 82.1        | 884        |
| <b>Total</b> | <b>82.1</b> | <b>884</b> |

Measurements are quoted on a Net Internal basis in accordance with the RICS Code of Measuring Practice, Second Edition. All parties are advised to carry out their own measurements

## Planning

We understand the property benefits from planning consent for the following Uses: Class E (Commercial, Business and Services use), making the premises suitable for uses such as offices, shop, cafe, restaurant, clinics, health centre, day nurseries.

It is noted that the property is Grade II listed and located in 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 the local authority).

## Tenure

The premises are available by way of a sub-lease or assignment, the head lease expires on the 20th of February 2027. The current passing rent is £16,000 per annum. Alternatively, the landlord may consider a new lease on terms to be agreed between both parties. Further details available from the agent.

## Business Rates

From the Valuation Office Agency (VOA) website we understand the property has the following rating assessment:

Rateable Value Indicative - £9,000

Rates Payable 2025/26: £4,491 per annum

Some parties may benefit from small business rates relief and therefore be exempt from paying business rates.

All parties are advised to make their own enquiries of the Valuation Office Agency (VOA).

## Rent

£16,000 per annum.

## Service Charge

We understand a service charge is levied to cover the cost of maintaining the external and common parts of the premises. The passing service charge cost is available from the agents.

## VAT

VAT is applicable.

## Legal Costs

Each party will be responsible for their own legal costs incurred in relation to this transaction.

## EPC

The premises have an EPC assessment of: D(88).

## Viewings

Viewings are by appointment with sole agents Innes England.

Date Produced: 05-Nov-2025



