



350 Carlton Hill, Carlton, Nottingham, Nottinghamshire NG4 1JB

Retail Parade Opportunity

- ▶ **NIA of 581 sqft (54 sqm)**
- ▶ **£14,000 per annum exclusive**
- ▶ **Nearby occupiers include Ladbrokes, Domino's and Iceland**
- ▶ **Suitable for a variety of uses, subject to planning and Landlord consent**

For enquiries and viewings please contact:



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Location

The property is located within the wider suburb of Carlton, Nottingham. Carlton is a busy and popular suburb of Nottingham, located approximately three miles East of the City Centre. The premises is located along a retail parade fronting onto the main arterial route of Carlton Hill (B686).

The property benefits from strong transport links with multiple bus services providing access into Nottingham City Centre, as well as the surrounding suburbs. Carlton Hill (B686) consists of a strong mix of national and local occupiers including Ladbrokes, Domino's and Iceland.

Description

The property comprises a self contained ground floor retail premises with rear ancillary storage and WC provisions. The sales area benefits from a fully glazed frontage, suspended ceiling with spot lighting, tiled flooring and electrically operated roller shutter door.

The property benefits from a small yard to the rear accessed from a large public car park operated by the local authority. Currently parking is free for the first two hours.

Accommodation

	Sq M	Sq Ft
Sales	47.8	515
Stores and Kitchenette	6.1	66
Total	54	581

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

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 a shop, cafe, restaurant, office, clinics, health centres and day nurseries.

(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 new effective full repairing and insuring lease for a term of years to be agreed.

Business Rates

Property Description: Shop & Premises

Rateable Value: £8,600

Rates Payable: £3,285.20 (based on the small business rates multiplier of 38.2p effective until April 2027).

Occupiers with a property with less than £12,000 rateable value may be eligible for 100% rates relief.

Interested parties should make their own enquiries on the VOA website or Nottingham City Council.

Source: VOA

Rent

£14,000 per annum exclusive

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of C - 74.

Viewings

Viewings are by appointment with sole agents Innes England

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