



Unit 2, 15 Middle Pavement, Nottingham NG1 7DX

TO LET

**PRIME CITY CENTRE RETAIL UNIT
(SUITABLE FOR ALTERNATIVE USES)**

**1,226 Sq Ft
(114 Sq M)**

DESCRIPTION

Recently refurbished prime City Centre retail unit within prominent Grade II Listed building comprising ground floor sales and basement sales/ancillary accommodation. The unit was most recently used as a wine bar and would suit a variety of alternative uses (stp if required). Nearby occupiers include Marks & Spencer, Caffe Nero, All Bar One, Piccolino, Ted Baker, BOSS and Joules.

- ✓ Ground Floor Sales - 842 sq ft (78.2 sq m)
- ✓ Basement Sales / Ancillary - 384 sq ft (35.7 sq m)
- ✓ Situated adjacent to NET tram stop within City Centre
- ✓ Most recently used as a wine bar
- ✓ Recently refurbished throughout
- ✓ Details of service charge available upon request



LOCATION

Occupying a highly prominent position within the heart of Nottingham City Centre, the premises front Middle Pavement with a return frontage to Weekday Cross opposite the Broadmarsh Centre redevelopment. The NET Tram stops adjacent to the premises.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground	842	78
Basement	384	36
Total	1,226	114

VAT

VAT will be applicable to rent and service charge at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

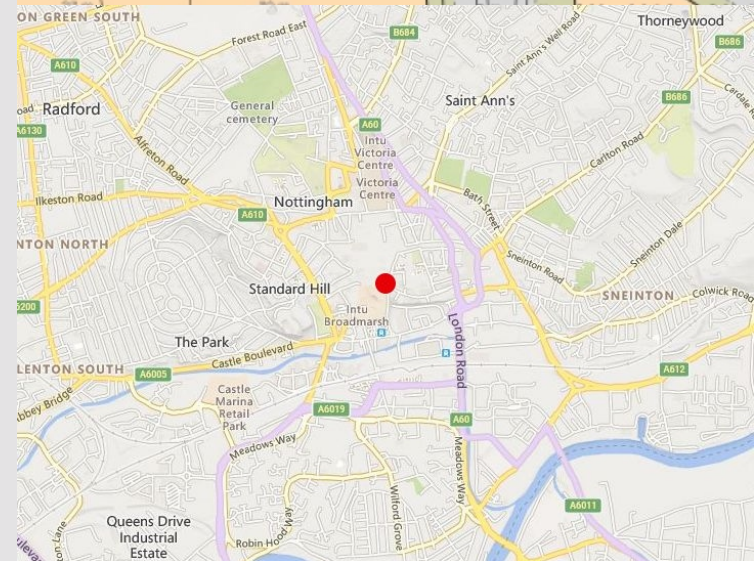
BUSINESS RATES

Rateable Value: £32,000.

TERMS

Available to let upon a new effective full repairing and insuring lease for a term to be agreed. Guide Rent: £37,500 pax.

EPC C63.



lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

Regulated by RICS 01-Apr-2026

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Andrew France
07548 706333
afrance@lsh.co.uk

Max Johnson
07928 507183
mjohnson@lsh.co.uk