

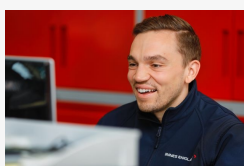


**3 Castle Road, Nottingham, Nottinghamshire NG1 6AA**

## **Use Class E**

- ▶ **NIA: 1,007 Sq Ft (93.52 Sq M)**
- ▶ **Within a 6 minute walk from Market Square**
- ▶ **Opposite the primary tourist attraction of Nottingham Castle**
- ▶ **Suitable for a retail shop, cafe, or restaurant with patio area to the front (subject to requisite consents)**

For enquiries and viewings please contact:



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## Location

The property is located within the heart of Nottingham city centre on the pedestrianised section of Castle Road, just off Maid Marian Way. The building is within a 6 minute walk of the central market square, adjacent to Fothergills restaurant. The property is situated opposite the famous Nottingham Castle, which has undergone a £30m development for a new visitor centre, with the immediate locality including a range of educational, commercial, residential and leisure uses. The property also benefits from excellent public transport links being within walking distance of Nottingham Railway station, the NET Tram line, and Broadmarsh bus station.

## Description

The property comprises of a four-storey terraced building of brick construction under a pitched tiled roof. Internally, the property is split over basement, ground, first and second floors. The ground floor comprises of two cellular rooms alongside a separate kitchenette. The first floor offers two rooms of its own and WC facilities, whilst the third floor provides two rooms suitable for additional storage space. Externally, access to the property is available via its frontage on Castle Road, with an additional patio area available (outlined in green) for outside seating once the subsequent licenses are obtained from Nottingham City Council.

## Accommodation

|                          | Sq M        | Sq Ft        |
|--------------------------|-------------|--------------|
| Basement (approximately) | 16.3        | 175          |
| Ground Floor             | 36.8        | 396          |
| 1st Floor                | 25.5        | 274          |
| 2nd Floor                | 15          | 162          |
| <b>Total</b>             | <b>93.6</b> | <b>1,007</b> |

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition. All parties are recommended to carry out their own measurements.

## Planning

We understand the property is Grade II Listed (Entry Number: 1246812), and benefits from planning consent for the following uses: Class E (Commercial, Business and Services use) under the Town & Country Planning (Use Classes) Order 1987 as amended, making the premises suitable for uses such as a shop, office or restaurant.

Additionally, planning consent (Reference Number: 25/01092/PFUL3) has been approved for the removal of the existing internal walls and chimneys on both the ground and first floors, to create an open-plan area suitable for a cafe or restaurant.

(This information is given for guidance purposes, prospective parties are advised to make their own enquiries of the local authority).

## Tenure

The premises are available by way of a new lease for a term of years to be agreed.

## Business Rates

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

Rateable Value (2025): £7,200  
Indicative Rates Payable (2025): c.£3,592.80 pa

These rates are due to increase from April 2026:  
Rateable Value (2026): £8,200  
Indicative Rates Payable (2026): c. £3,542.40 pa

This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries with the Valuation Office Agency.

## Rent

£25,000 pa

## VAT

VAT is applicable.

## Legal Costs

Each party is to bear their own legal costs incurred.

## EPC

The premises have an EPC assessment of: E-103

## Viewings

Viewings are by appointment with sole agents Innes England

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