

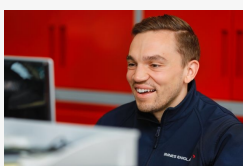


Unit 3, 56A Castle Boulevard, Nottingham, Nottinghamshire NG7 1FN

Retail Units

- ▶ **NIA: 2,165 - 9,857 Sq Ft**
- ▶ **On site car parking for 21 vehicles**
- ▶ **Modern retail units with glazed frontage onto Castle Boulevard**
- ▶ **Available for immediate occupation as a whole or as separate units, suitable for a variety of uses**

For enquiries and viewings please contact:



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Location

The property is located to the south of Nottingham city centre, prominently positioned with a large frontage onto Castle Boulevard. Castle Boulevard has an average daily traffic flow of 18,332 vehicles and connects to Maid Marian Way which forms part of the inner ring road system, which provides efficient access to J24, J25 and J26 of the M1 Motorway. The property enjoys excellent access to public transport with several bus stops located within a 5-minute walk of the property, on Canal Street, offering routes to and from the outer conurbations of Nottingham. Nottingham's train station is also located nearby providing frequent services to the wider conurbations and direct routes to London. The property can be conveniently accessed from the Castle Marina Retail park via a footbridge over Nottingham Canal, which includes national operators such as Costa Coffee & Curry's. Neighbouring occupiers on Castle Boulevard include And So To Bed, Easy Bathroom & Tiles and Sofas and Stuff.

Description

The property comprises of three separate retail units, each with their own glazed frontage and dedicated entrance off Castle Boulevard. Internally, the units are configured to provide open plan retail accommodation over a single floor plate. Unit 1 (yellow) provides kitchenette and WC facilities, Unit 2 (blue) benefits from storage and WC facilities. Unit 3 (green) includes a rear storage area, ancillary office, WC and partitioned walls to the front of the unit, which can be removed if required. The property benefits from the following specification, total glazed frontage of 57.5 metres, eaves height of 4 metres and ample natural light throughout. Externally, the units have access to an onsite car park which has 21 marked parking spaces that can be split between the units. Additional warehouse accommodation can be made available upon request.

Accommodation

	Sq M	Sq Ft
Unit 1	201.1	2,165
Unit 2	264.9	2,851
Unit 3	449.6	4,840
Total	449.6	4,840

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement 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 a shop, cafe, restaurant, office, clinics, health care and day nurseries. Please note the property falls within the Nottingham Canal Conservation Area.

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

Tenure

The premises are available as a whole or as separate units by way of a new lease for a term of years to be agreed. Please note additional warehouse space can be made available. Alternatively consideration will be given to selling the area outlined in red on the map to the rear, which could be suitable for a substantial residential development. Architectural drawings are available on the local planning authorities website or via the agents.

Business Rates

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

Unit 1: RV £27,250 / Rates Payable 2026/2027 c.£10,409.50 pa
Unit 2: RV £43,250 / Rates Payable 2026/2027 c.£16,521.50 pa
Unit 3: RV £71,000 / Rates Payable 2026/2027 c.£30,530 pa

All parties are advised to make their own enquiries of the Valuation Office Agency (VOA). Some parties may benefit from small business rates relief dependant on their circumstances.

Rent

Unit 1 (yellow): £32,500 pa
Unit 2 (blue): £42,500 pa
Unit 3 (green): £52,500 pa
Total: £127,500 pa

Service Charge

A service charge will be levied to contribute towards the upkeep, cleaning and maintenance of the exterior and common areas of the property, most notably the car park. A guide is available from the Agents upon request.

VAT

VAT is applicable

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

Available from agents

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 09-Jun-2026

