



3-5 Hounds Gate, Nottingham, East Midlands NG1 7AA

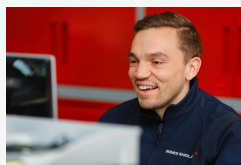
Prime City Centre Opportunity

- ▶ **Two units available separately or combined**
- ▶ **NIA: 3 Hounds Gate 279 sq ft / 5 Hounds Gate 1,215 sq ft**
- ▶ **Recently refurbished units that present well**
- ▶ **Nearby national retailers include M&S, Sainsbury's, Halifax and Specsavers**

For enquiries and viewings please contact:



George Hughes
07506 876689
ghughes@innes-england.com



Ross Whiting
07921 948501
rwhiting@innes-england.com

Location

The subject property is located within the heart of Nottingham City Centre, on the section of Hounds Gate that runs from Maid Marian Way to St Peters Square. The immediate locality has a mix of retail, office, residential and leisure accommodation.

The premises lies in close proximity to a number of national retailers with neighbouring occupiers including M&S, Specsavers, Sainsbury's, Blacks and Halifax. The property also benefits from multiple public transport links being within walking distance of Nottingham Railway station and NET Tram line as well as numerous bus services.

Nottingham has one of the largest student populations within the UK and is home to two Universities and boasts a strong overall student population of over 70,000 students, with the largest pipeline of student accommodation outside of London.

Description

The property comprises of 2 retail units that have a shared entrance off Hounds Gate, and both benefit from a glazed frontage onto Hounds Gate. Both units have been refurbished to a good standard and provide an open plan sales area, LED lighting throughout, newly installed gas central heating system as well as newly installed kitchenette and WCs. 5 Hounds Gate has access to an extensive basement level that provides additional accommodation which benefits from a air filtration system.

Accommodation

	Sq M	Sq Ft
3 Hounds Gate	25.9	279
5 Hounds Gate Ground Floor	27.1	292
5 Hounds Gate Basement	85.7	923
Total	138.7	1,493

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Sixth Edition. All party's are to rely on their own measurements.

Planning

We understand the property benefits from planning consent for Use Class E (Commercial, Business and Services use) under the Town and Country Planning (Use Class) order 1987 as amended. Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre 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 two units are available either combined or separately, on lease terms to be agreed between both party's.

Business Rates

From information taken from the Valuation Office Agency (VOA) website has the following assessments:

3 Hounds Gate

Rateable Value: £8,500

Indicative Rates Payable 2026/2027: c. £3,247 pa

5 Hounds Gate

Rateable Value: £15,250

Indicative Rates Payable 2026/2027: c. £5,825 pa

This information is given for guidance purposes only and prospective parties are advised to make their own enquiries with the local authority. Some parties may receive discretionary business rates relief dependent on their circumstances and may receive up to 75% relief or possibly not pay any business rates at all.

Rent

3 Hounds Gate: £12,000 per annum

5 Hounds Gate: £17,000 per annum

3&5 Hounds Gate: £29,000 per annum

VAT

VAT is not applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises has the following EPC assessments:

3 Hounds Gate: C-59

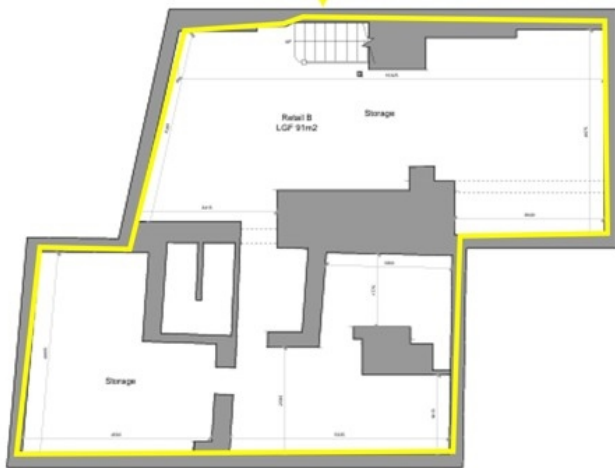
5 Hounds Gate: B-38

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 19-Oct-2026

5 Hounds Gate (Basement)



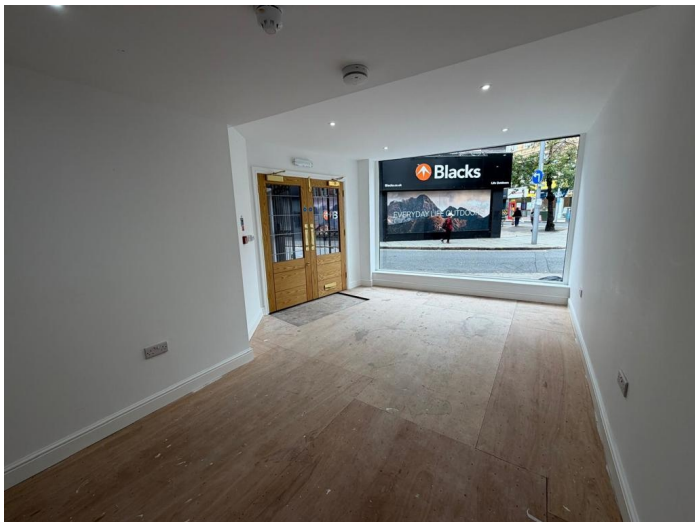
Proposed Basement Floor Plan 1:50

5 Hounds Gate



Proposed Ground Floor Plan 1:50

3 Hounds Gate





Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE