



BOX
property



TO LET : RETAIL UNIT

14-16 Wheeler Gate, Nottingham, NG1 2NB

LOCATION

The property occupies a prominent retail position on Wheeler Gate close to its junction with South Parade and Low Pavement. Wheeler Gate is considered one of the principle retail thoroughfares connecting Market Square with Lister Gate, providing access to The Broadmarsh Development.

The thoroughfare benefits from extensive public realm works including double width pavements, facilitating outside seating and a dedicated taxi rank directly opposite.

Nearby occupiers include **Starbucks, Costa, Marks and Spencer, Halifax, Sainsbury's, Specsavers, Caffè Nero** and **Poundland** to name but a few.

ACCOMMODATION

The premises provides ground and basement floors with the following approximate areas:

	m ²	ft ²
Ground Floor Retail	198.5	2,136
Ground Floor Storage	84.2	906
Basement Retail	243.8	2,624
Total	526.5	5666

For further information or
to arrange a viewing please
contact BOX Property

Frankie Labbate
frankie@boxprop.co.uk
07930 406 727

Ben Tebbutt
ben@boxprop.co.uk
07930 406 608

boxprop.co.uk
01157 844 777

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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT



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LEASE

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£80,000 per annum

BUSINESS RATES

The tenant will be responsible for the payment of business rates to the Local Authority. The premises have been assessed for rating purposes as follows:

Rateable Value (from April 2026): £61,500

VIEWING

Viewing is available by appointment only. Contact details below.

PLANNING

We understand the property benefits from planning consent for the following uses:

Class E consent (Commercial, Business and Services use)

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

VAT

Value added tax is applicable at the prevailing rate.

SERVICE CHARGE

A service charge for the financial year is available upon request.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in connection with this letting.

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IMPORTANT NOTICE

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