

**UPPER FLOOR "E" CLASS SPACE – TO LET****First, Second, Third & Attic Floors****3-5 Stoney Street****Nottingham**

SAT NAV REF:

**NG1 1LG**

- Situated within Nottingham City Centre close to the junction with Carlton Street/Goose Gate above Kika and Lace Market Fish Bar
- Self-contained ground floor entrance behind gated entry
- Cost effective space with good natural light and part centrally heated (not tested)
- Total Area 150 sq m (1,614 sq ft) plus attic storage
- Available on new 3 year IRI lease
- **Rental £12,000 pax (£1,000 pcm). No VAT.**

### NOTICE

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- I. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase/letting, purchasers/tenants must rely on their own enquiries or those which can be performed by their appointed advisers.
- J. It should NOT be assumed that the property has all necessary planning, building regulation or other consents.
- K. Where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers/tenants should, however, make their enquiries into such matters prior to purchase/letting.
- L. All prices, rentals and service charges are quoted exclusive of VAT and interested parties are asked to take independent advice.

## LOCATION

The subject premises are located in the heart of the Lace Market on the pedestrianised section of Stoney Street at its junction with Warser Gate, Carlton Street and Goose Gate, a short distance from Raymond's Restaurant.

The premises are above The Lace Market Fish Bar and Kika Bar with The Angel Micro Brewery and Mowgli Restaurant adjacent. The property is opposite Cosmos Coffee and 0115 Barbers.

## DESCRIPTION

The premises comprise a ground floor self-contained entranceway to the left of Lace Market Fish Bar via a gated entrance. This provides double door access with intercom (not tested) and stairs to first, second and third floor open plan/part cellular space with attic storage.

Two WCs on half landings and two kitchen areas on first and third floors. There is gas fired central heating to part (not tested) and a modern fire panel (not tested).

The premises offer good natural light with 5 large sash windows to each floor fronting Stoney Street. The premises require some refurbishment works including redecoration and re-carpeting and incentives are available to assist tenants in carrying out these works

## ACCOMMODATION

**Ground Floor entrance.**

<b>First Floor</b>	<b>50 sq m ( 538 sq ft)</b>
<b>Second Floor</b>	<b>51 sq m ( 549 sq ft)</b>
<b>Third Floor</b>	<b>49 sq m ( 527 sq ft)</b>
<b>TOTAL AREA</b>	<b>150 sq m (1,614 sq ft)</b>

**Fourth Floor**

<b>Attic Store</b>	<b>27 sq m ( 290 sq ft)</b>
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## LEASE

A new internal repairing and insuring lease for a 3 years or longer to be agreed (plus service charge).

## RENTAL

£12,000 pax (£1,000 pcm)

## RATING ASSESSMENT

The VOA have assessed the premises with a **Rateable Value of £13,750 (2026)**.

Interested parties should make their own enquiries. Qualifying occupiers should be able to obtain some Small Business Rate Relief given it is under the £15,000 threshold.

## BUILDINGS INSURANCE

The landlords insure the buildings and reclaim from the tenants the premium for the upper floors annually in advance by way of additional rental.

## SERVICE CHARGE

The landlords operate an as and when service charge in respect of the maintenance and upkeep of the communal areas and the roof and external parts of the building and recover the relevant proportion from the tenants.

Further details upon request.

## PLANNING

We understand the last use was for offices and with the changes to the Use Classes Order September 2020 B1(a) Offices are now part of the wider E Classification.

The premises are Grade II Listed and in the Lace Market Conservation Area.

Interested parties should contact Nottingham City Council Planning Department (telephone: 0115 9155555).

Neither the landlords nor New West Ltd offer any warranty in respect of the Planning (existing or proposed) or Building Regulations and interested parties must consult with the Local Planning Authority.

## COMMERCIAL ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as D90 to March 2032 and the EPC and Recommendations Report are available upon request.

## LEGAL FEES

Each party to bear their own legal costs incurred on a successful letting. However, there will be abortive legal fees undertaking required should the proposed

However, there will be abortive legal fees undertaking required should the proposed tenants withdraw once solicitors instructed in the sum of £950 + VAT.

#### **VAT**

We understand that VAT is not charged on the rental. However the position with regard to VAT is reserved at all times.

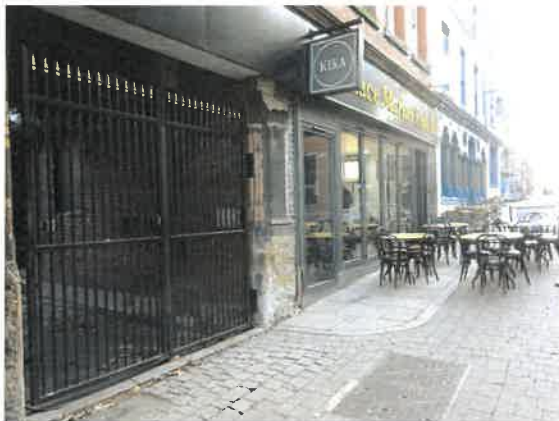
#### **MONEY LAUNDERING POLICY**

In accordance with Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful tenant.

#### **VIEWING**

Strictly by appointment through the sole agents:  
**New West Telephone: 0115 986 3555 or**  
**Philip Westin-Hardy 07771 754384**  
**philip@newwest.co.uk**

**PNW1631/6.26**





## Energy performance certificate (EPC)

3-5 Stoney Street NOTTINGHAM NG1 1LG	Energy rating	Valid until:	28 March 2032
	<b>D</b>	Certificate number:	5516-9351-0265-7307-0377

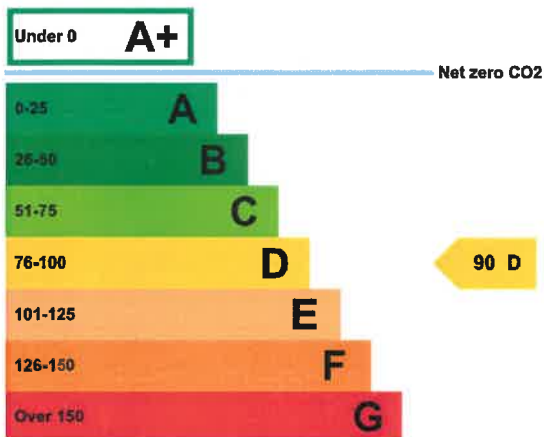
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	96 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

### How this property compares to others

Properties similar to this one could have ratings:

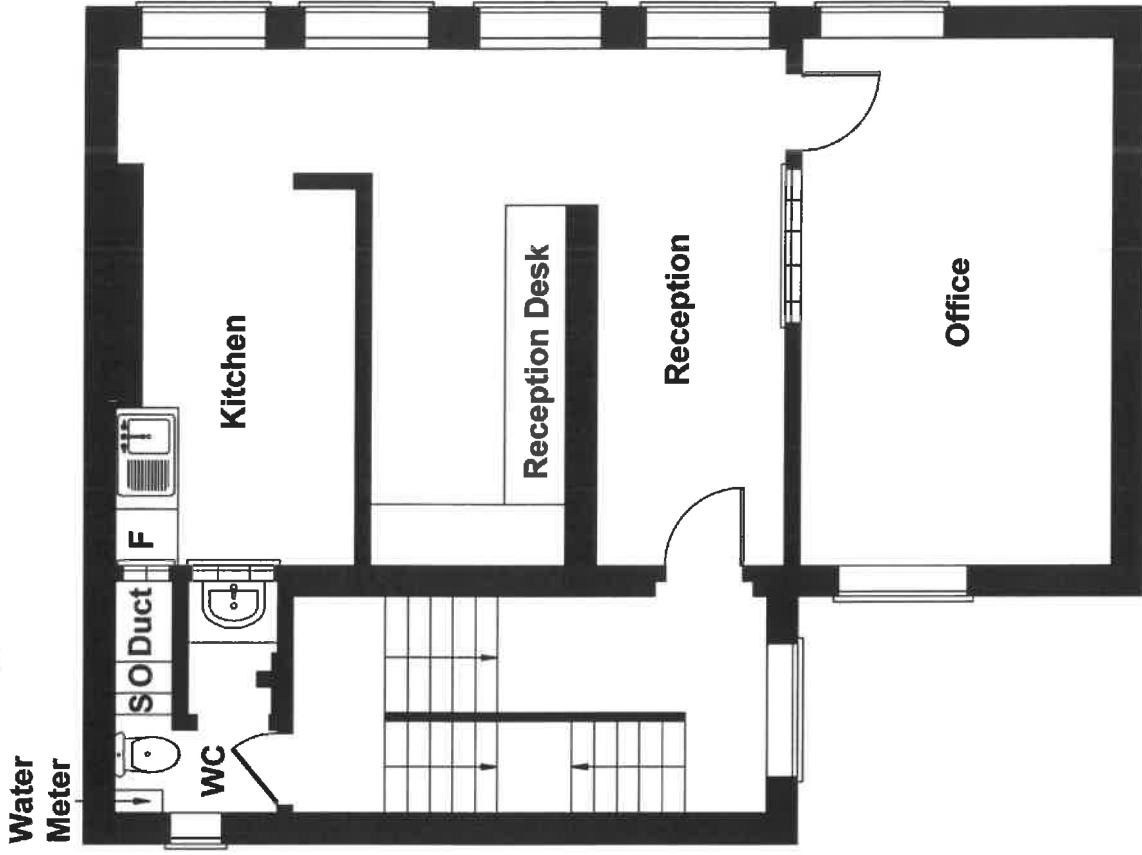
If newly built

27 B

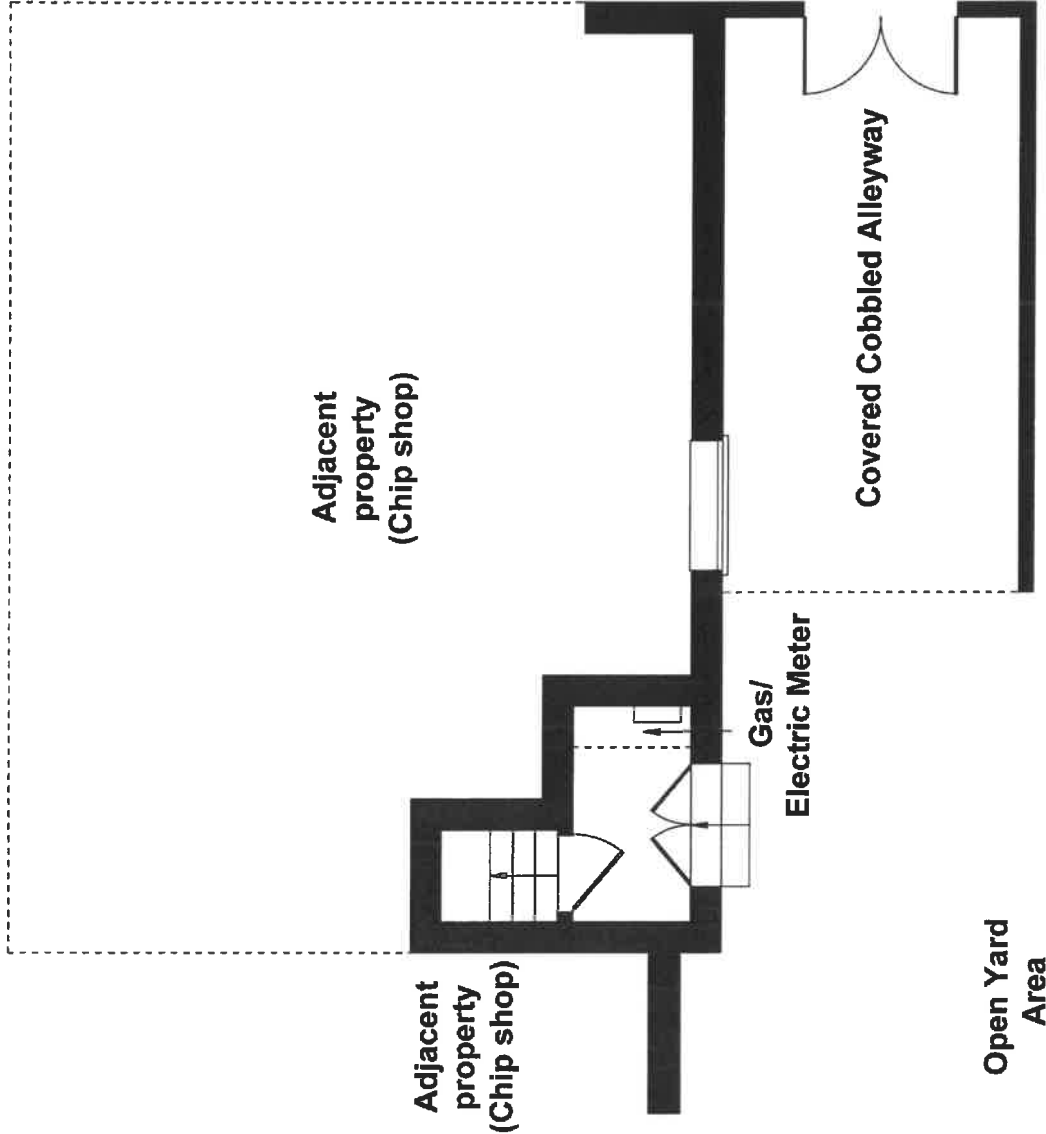
If typical of the existing stock

80 D

# UPper Floors 3-5 Stoney Street Nottingham NG1 1LG



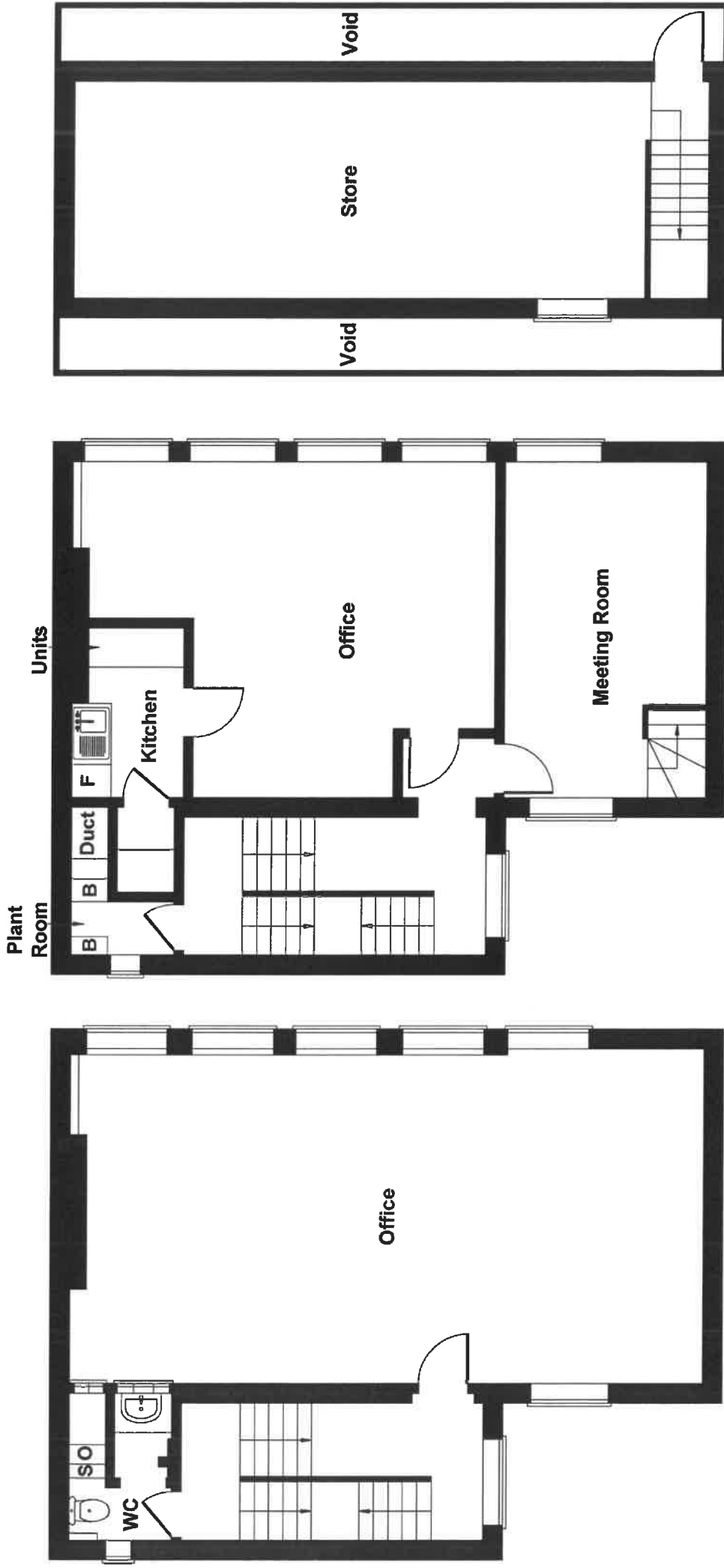
**FIRST FLOOR**



**GROUND FLOOR**

Not to Scale. Produced by The Plan Portal 2026  
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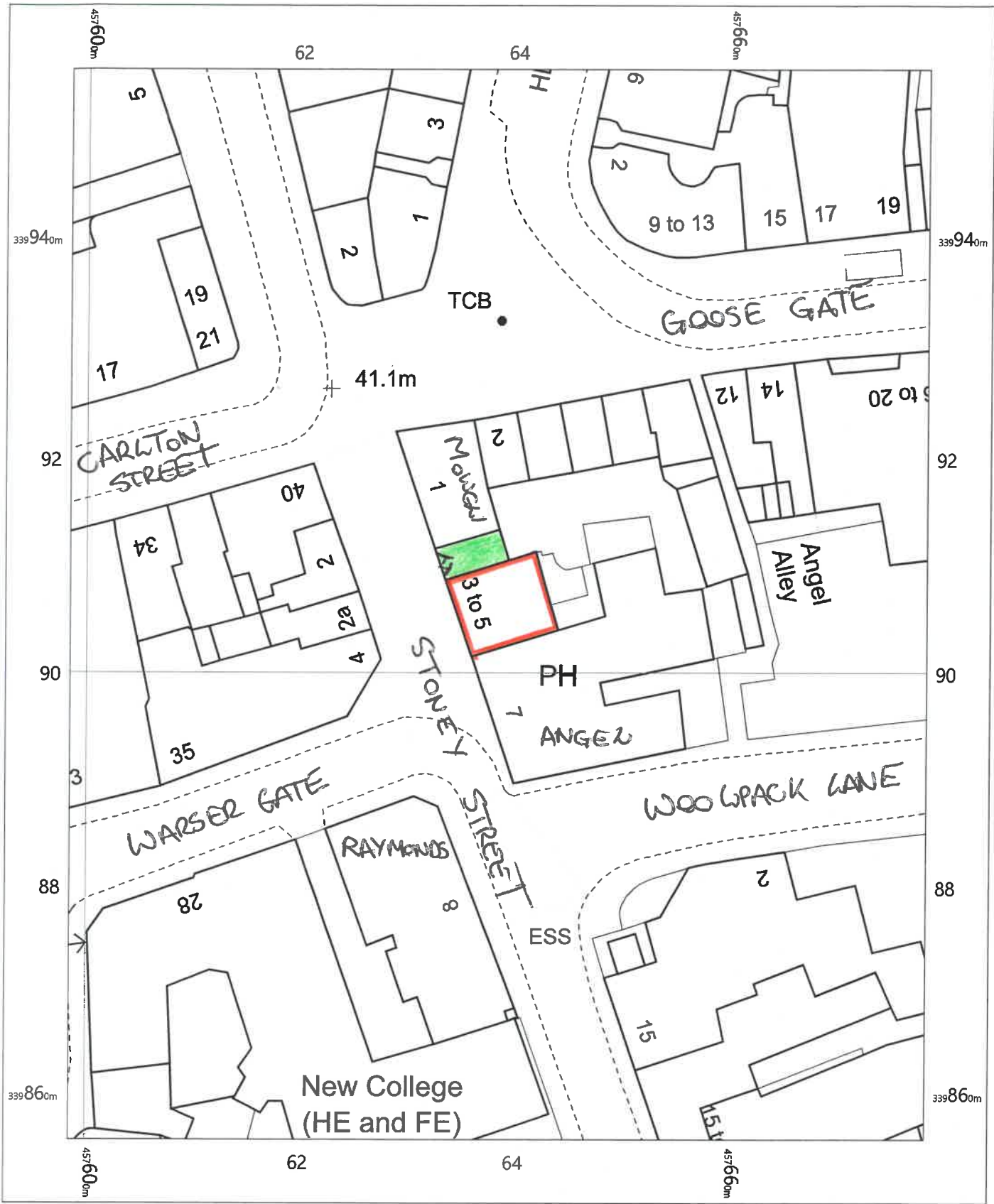


**SECOND FLOOR**

**THIRD FLOOR**

**FOURTH FLOOR**

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**UPPER FLOORS**

3-5 Stoney Street  
 Nottingham  
 NG1 1LG

OS MasterMap 1250/2500/10000 scale  
 Friday, February 1, 2019, ID: JEW-00774534  
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