

Prominent Retail/Café/Restaurant opportunity

2-6 Alferton Road, Nottingham, NG7 3NG

Ground Floor: 1,214 ft² (112.78m²)

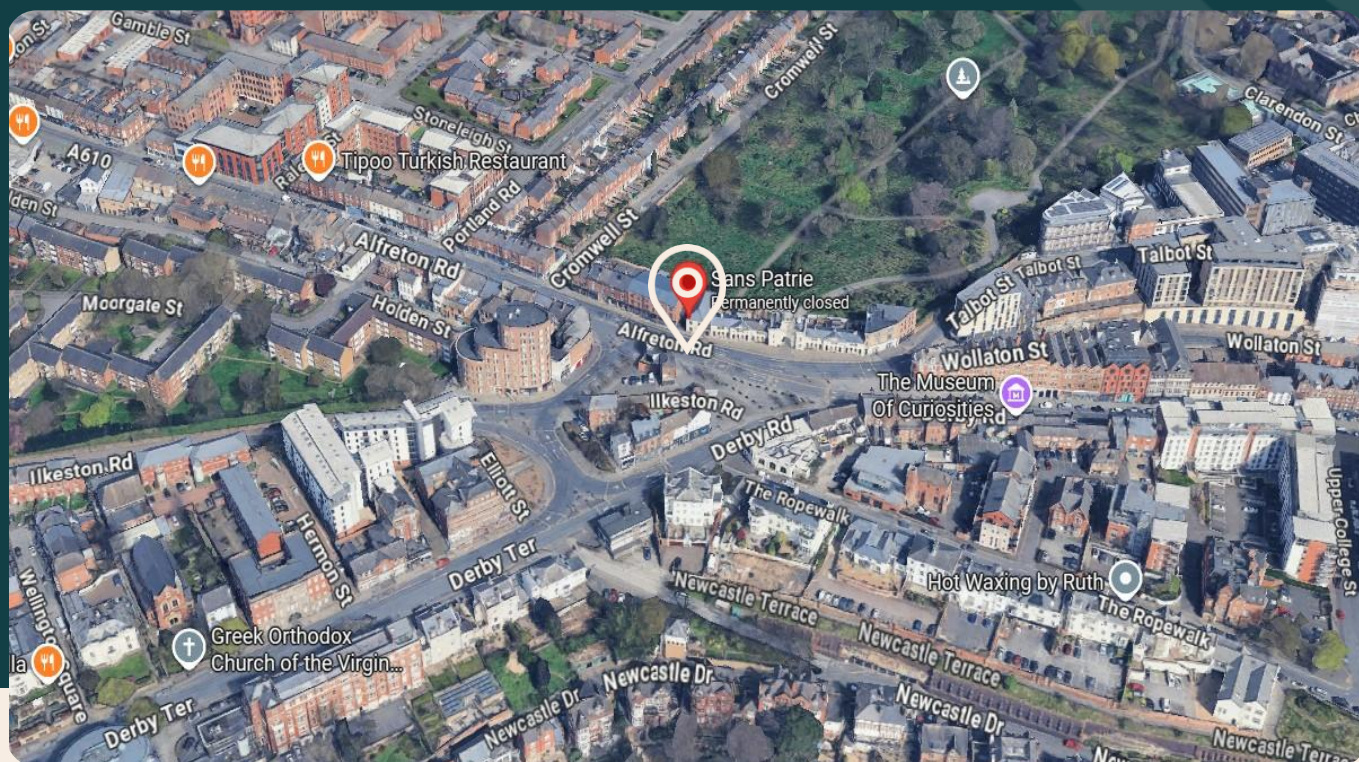


To Let



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Location



The property occupies a hugely prominent position at 2-6 Alfreton Road, Nottingham NG7 3NG, situated at the top of Canning Circus. It is a short walk from Nottingham City Centre and Lenton. The area is vibrant with a strong mix of commercial and residential accommodation providing good footfall day and night, as well as busy roadside frontage.

Neighbouring occupiers include a variety of independent cafés, bars, restaurants, and convenience retailers which creates an established pitch that would be suited to restaurant, cafe and retail uses.



[Click here](#) for
Google map link



Accommodation

Hugely prominent triple fronted premises, formerly used as a restaurant and cafe, though also suitable for retail uses. Internally it provides open plan space, part cafe fitted with existing customer W/Cs.

The property comprises the following internal floor area:

Net Internal Areas	SQ M	SQ FT
Ground Floor	112.78	1,214

Rent

Quoting rent £28,500 per annum exclusive

VAT

VAT is applicable at the prevailing rate.

Terms

The premises is available by way of a new effectively full repairing and insuring lease for a term by agreement.

Service Charge

Service charge is payable on an apportioned basis towards communal maintenance of the building.

Business Rates

The premises is assessed as follows:

Ratable Value: £13,250

UBR (2026/2027): 0.382

Rates Payable: £5,061.50

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

EPC Rating

The property is assessed as B-29



Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

Oliver Marshall
oliver@cited.co.uk
07386 200076

Rosie Civil
rosie@cited.co.uk
07539 257338



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cited.co.uk
0208 076 6666