

RETAIL | FOR SALE

 **SECOND LOOK
MEDICAL GROUP**

[VIEW ONLINE](#)



UNIT 2, TRENT BRIDGE QUAYS, MEADOW LANE, NOTTINGHAM, NG2 3HR
1,388 SQ FT (128.95 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prime New Build Ground Floor Commercial
Investment Opportunity

- New Build Mixed Use Scheme in Nottingham's Trent Bridge Quarter
 - Let on a 5 Year Lease from October 2025 to Second Look Medical Group Ltd
 - Contracted Rental Growth to £24,000 Per Annum Exclusive
 - Offers in the Region of £250,000 Providing a 9.5% NIY (Based on Headline Rental)
 - Excellent Fit Out
 - Two Allocated Car Parking Spaces
-



DESCRIPTION

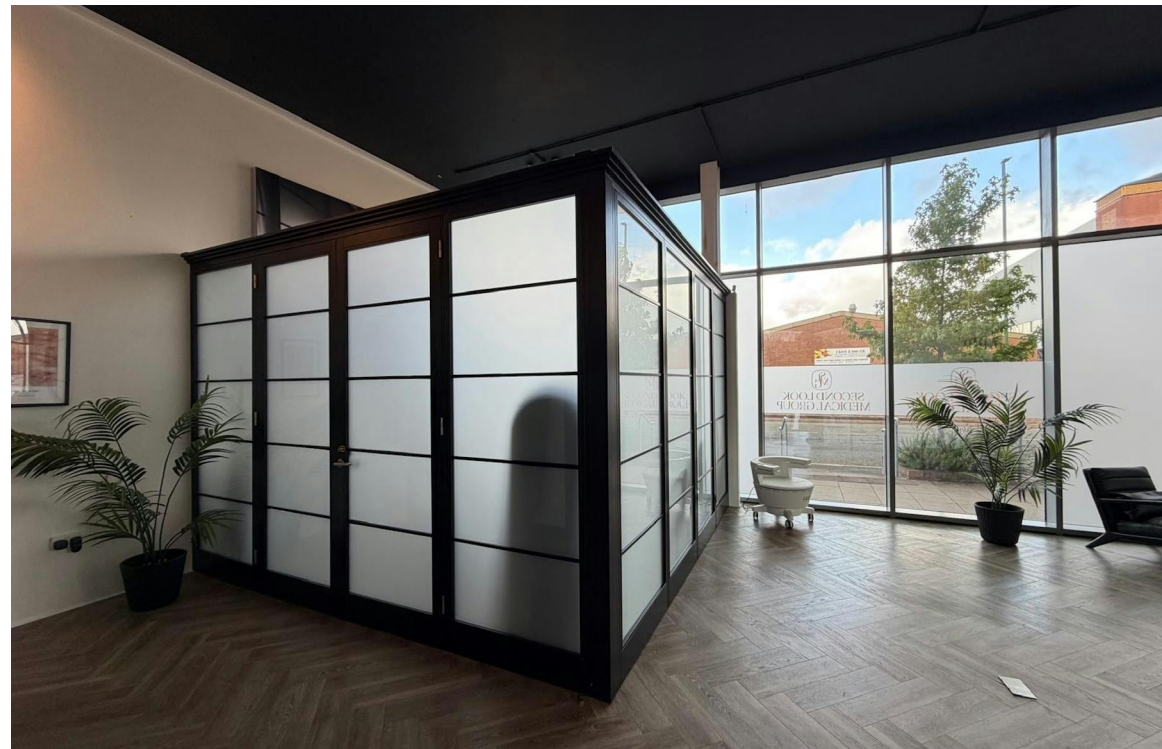
The property comprises a modern ground floor commercial unit forming part of the highly regarded Trent Bridge Quays mixed-use development.

The unit is of contemporary construction and benefits from a prominent dual frontage, designed to accommodate a range of commercial uses.

Internally, the space has been fitted out to a high standard by the tenant, who have undertaken a substantial fit-out to suit their occupational requirements.

The specification reflects modern commercial design, offering open and adaptable floor space, excellent natural light, and services appropriate for long term commercial occupation.

The unit benefits from strong visibility and footfall generated by the surrounding residential, leisure, and commercial occupiers, making it a prime commercial offering within this landmark Nottingham development



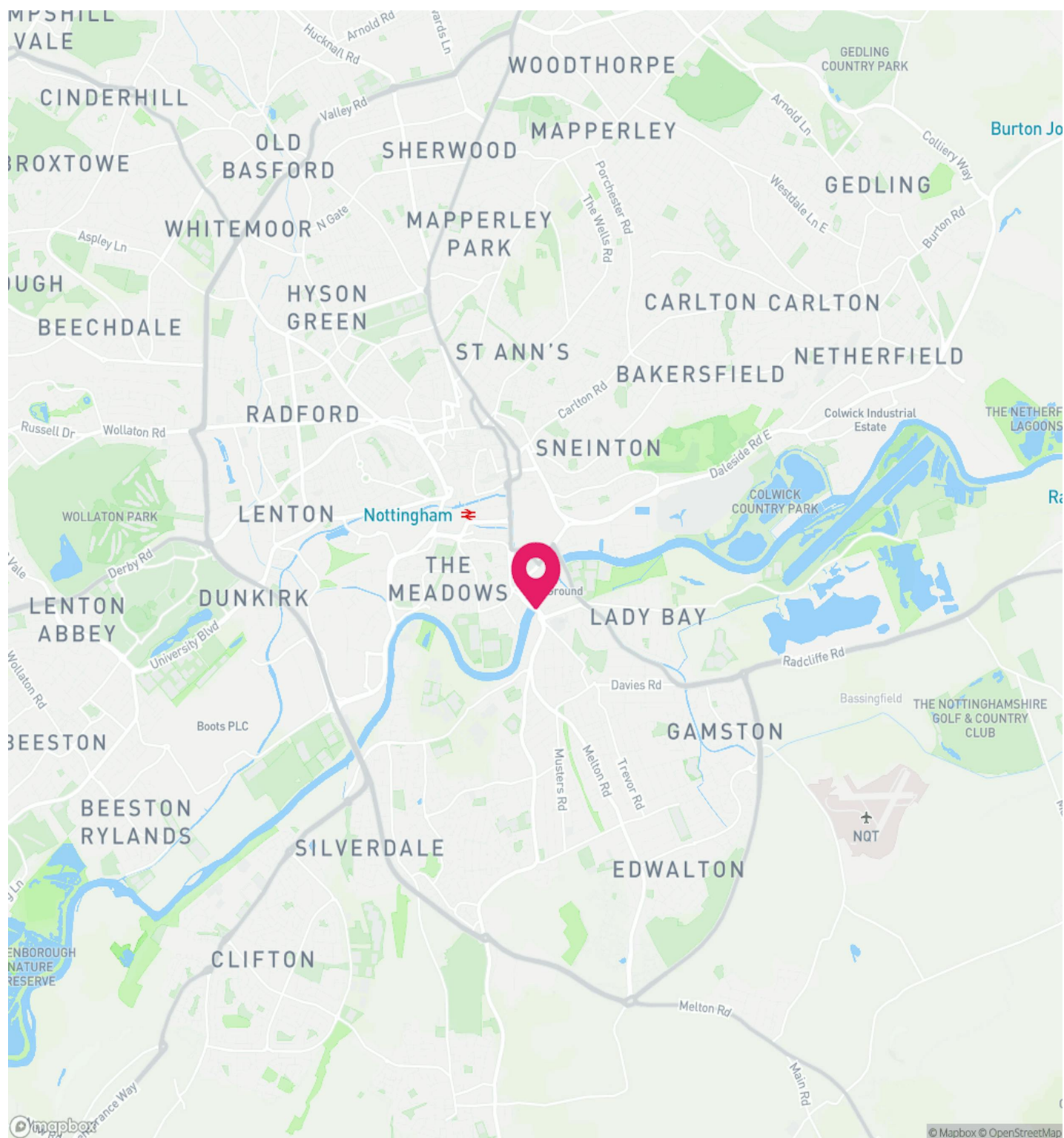
LOCATION

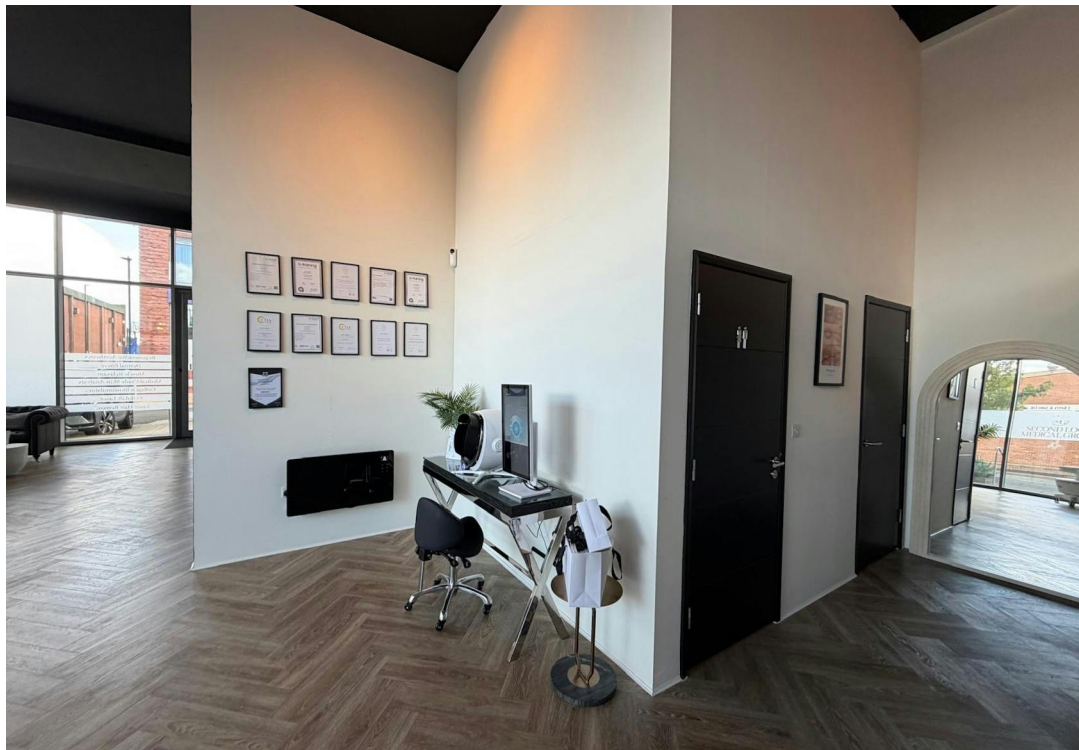
The property forms part of the highly successful Trent Bridge Quays development, a landmark mixed-use scheme positioned on the south bank of the River Trent.

Trent Bridge Quays occupies a prominent & well-connected location, immediately adjacent to Notts County Football Ground & within close proximity to Trent Bridge Cricket Ground and Nottingham Forest Football Ground.

The location is within close proximity of Nottingham City Centre, which lies approximately 1 mile to the north. The area has undergone significant regeneration in recent years & now comprises a vibrant mix of residential, leisure, office, & commercial occupiers, creating a strong & sustainable trading environment.

The property benefits from excellent transport connectivity. Nottingham city centre is easily accessible by foot, cycle, & public transport. Nottingham Railway Station is located approximately 0.8 miles away, providing direct services to London St Pancras, Birmingham, & other major regional centres. Road communications are strong, with convenient access to the A60, A6011, & the Nottingham ring road, providing swift links to the A52, A453, & the wider regional motorway network, including the M1.





TENANCY DETAILS

The property is let to Second Look Medical Group Ltd (Company number 13604771) on a 5 year lease from 9th October 2025.

The current rental passing is £20,000 per annum and increases to £22,000 in year 2 / £23,000 in year 4 and £24,000 in year 5. The rental is payable quarterly in advance.

The tenant is responsible for the payment of the Estate Service Charge.

TENANT INFORMATION

Second Look Medical Group Ltd is a medical and aesthetics business specialising in doctor-led aesthetic, wellness and private medical treatments. The business operates a number of clinics across the UK and internationally, including its Nottingham facility at Trent Bridge Quays. The Group provides a broad range of non-surgical aesthetic and medical treatments, including dermal fillers, anti-wrinkle treatments, advanced skin treatments, wellness services and private medical consultations.

PRICING

Offers in the region of £250,000 are sought, reflecting a Net Initial Yield of 9.48% based on the headline rental of £24,000 and a low capital value of £180 ft².

VAT

Applicable. however, it is envisaged the transaction will be dealt with as a TOGC.

LEGAL COSTS

Each party are to be responsible for their own legal and professional costs incurred during this transaction.

ANTI MONEY LAUNDERING (AML)

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti money laundering protocols.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



Edward Siddall-Jones

0121 638 0500

edward@siddalljones.com

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 28/08/2026

SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



[SIDDALLJONES.COM](https://www.siddalljones.com)