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UNIT 1, 102 MEADOW LANE, NOTTINGHAM, NG2 3HE

4,144 SQ FT (384.99 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Prime New-Build Ground Floor Commercial Investment, Let on a 15 year Lease to Strong Pilates Nottingham Ltd

- New Build Mixed Use Scheme in Nottingham's Trent Bridge Quarter
- Let on a Straight 15 Year Lease to Strong Pilates Nottingham Ltd from October 2025
- Headline Rental of £42,500 Per Annum Exclusive
- Attractive, Long Income from a Recognised, National Brand
- Offers in the Region of £450,000 Exclusive



DESCRIPTION

The property comprises a high-quality, ground floor commercial unit, currently fitted out and occupied as a specialist Pilates and fitness studio.

The accommodation has been comprehensively fitted to a modern specification and provides an impressive reception and customer waiting area to the front, incorporating a bespoke reception desk, merchandise display area and contemporary finishes throughout. Beyond the reception is a substantial open-plan Pilates studio, presently arranged with a range of specialist reformer equipment and benefiting from extensive mirrored walling.

Internally, the premises provide a particularly striking and professional environment, with suspended ceilings incorporating recessed lighting, comfort cooling, contemporary floor finishes and modern decorative treatments. The predominantly open-plan configuration provides a spacious and flexible studio environment, supplemented by ancillary accommodation and welfare facilities.



LOCATION

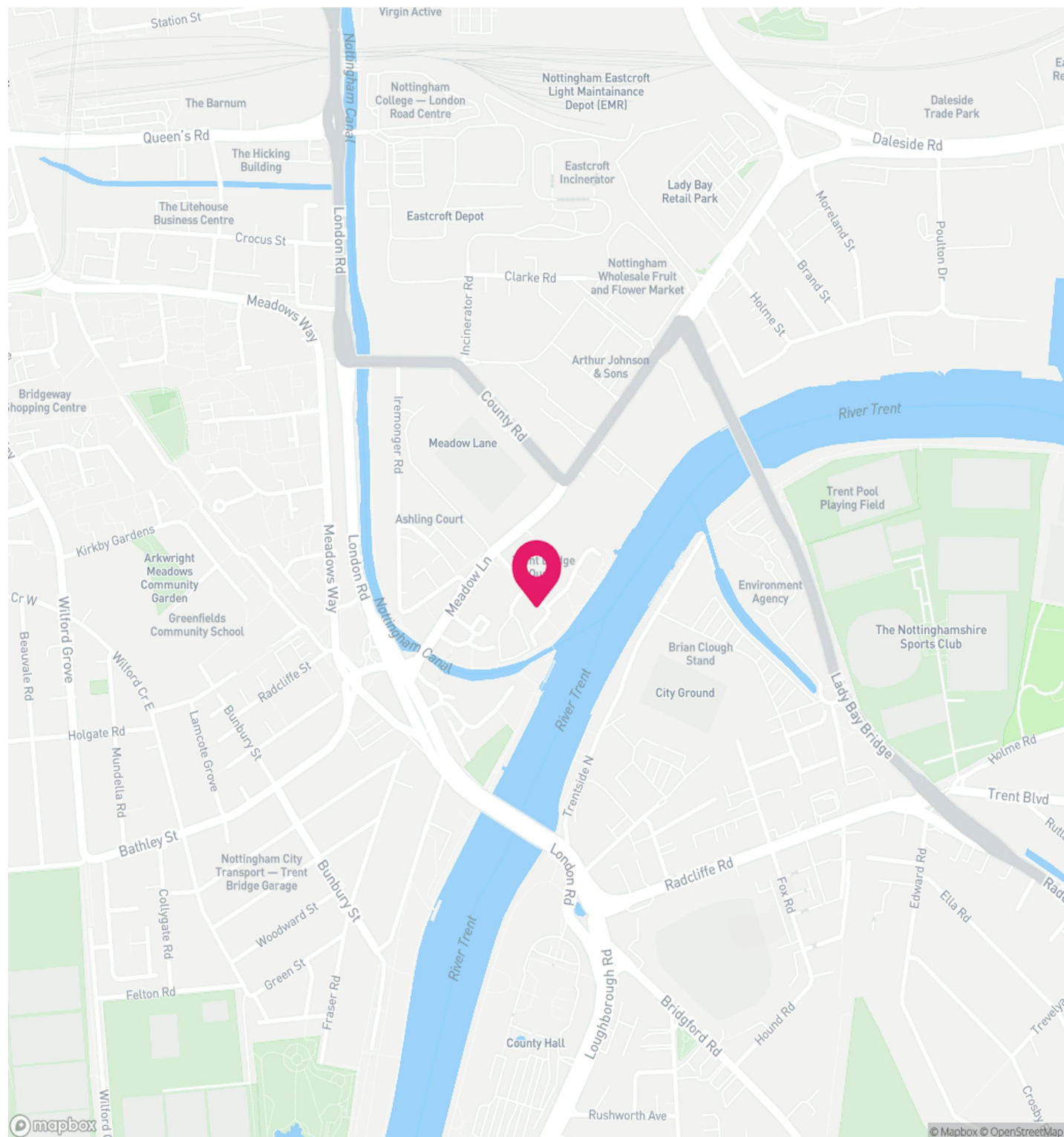
The property forms part of the highly successful Trent Bridge Quays development, a landmark mixed-use scheme positioned on the south bank of the River Trent.

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 Strong Pilates Nottingham Ltd on a 15-year lease from 17 October 2025 to 16 October 2040, subject to a 12-month rent-free period with rent commencing 17 October 2026.

The rent then rises on a stepped basis from £35,000 per annum to £42,500 per annum by the fourth year, before reverting to RPI-linked reviews at the fifth and tenth anniversaries.

PRICING

Offers in the region of £450,000 are sought reflecting a Net Initial Yield at 9.15% based on the headline rental and a low capital value of £108 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 fees incurred during this transaction.

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



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