



ITALIAN STREET FOOD

## WOLF IT DOWN ON MARKET STREET

Exciting street food operator Wolf Italian Street Food are moving into 34 Market Street in a deal secured by FHP. The growing brand currently has stores in Boxpark Wembley, Chiswick, Manchester, Reading, and Leeds. Wolf offer an exciting Italian based street food menu featuring salads, pasta, piada and foccacia which will be available to grab and go or sit down.

The former Graham Hill menswear shop was sold by FHP in 2017 where the current owners set to work on a full refurbishment programme to include new shopfront, change of use for the ground and basement to A3 (café & restaurant) and conversion of the upper floors to residential accommodation.

Wolf have taken the ground floor and basement which comprises a total area of 1,927ft<sup>2</sup> on a 10 year lease at £37,500 pa. The upper floors have been converted into 2 self-contained, high specification two bedroom apartments which are accessed from the rear of the property.

Following the successful completion of the letting FHP are bringing the freehold investment to the market to include the upper floor apartments which could either be let out or sold off on a long leasehold basis.

Oliver Marshall of FHP Property Consultants comments:

*"Wolf is a great brand and we're pleased Nottingham has been chosen for their latest opening. We received strong interest in the property, resulting in 6 offers and the decision was made to go with Wolf."*

*The concept is sure to be a hit on Market Street which has strong footfall throughout the day and evening with it being close to the Market Square, Nottingham Trent University, The Royal Concert Hall, The Cornerhouse and Upper Parliament Street.*

*We are expecting the investment sale of the freehold as an income producing investment to receive good interest so I would urge anyone in the market to get in touch."*

For more information contact Oliver Marshall at FHP / 0115 8411142 / [oliver@fhp.co.uk](mailto:oliver@fhp.co.uk)

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