

Prominent double height E Class unit recently stripped out and white boxed

161.37m²
(1,737ft²)

- Located in the heart of Nottingham city centre, close to High Street, Bridlesmith Gate, Clumber Street and Hockley
- Victoria Street is home to an eclectic mix of occupiers including Jigsaw, Goldsmiths, Delilah, Cosy Club, Be at One and Red Dog Saloon
- Ground and first floor sales with potential for roof terrace
- Basement, second and third floor storage
- Rent £50,000 per annum



TO LET



Location



Gallery



Video



Contact

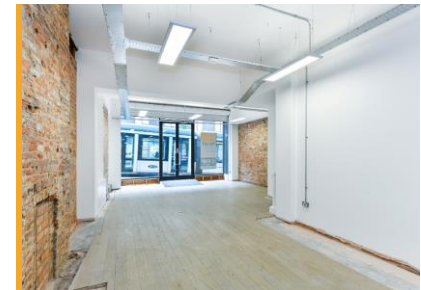


Location

The property is located within the heart of Nottingham city centre on the established retail and leisure pitch of Victoria Street. Victoria Street is located a short distance from Clumber Street, High Street and Bridlesmith gate, the 100% prime retail pitches in the city.

Hockley, the established lifestyle and restaurant destination for the city which is made up of an eclectic mix of independent, regional and national occupiers, is situated at the top of Victoria Street, a short walk away. Occupiers within Hockley include Cow Clothing, Sexy Mamma Loves Spaghetti, Bar Iberico, Hockley Arts Club, Curious Tavern, Glory Holes, Brewdog, Pizza Pilgrims, Revolution, Fat Hippo, Ice Nine, Bonsi Sushi, to name but a few.

Nearby occupiers include Jigsaw, Delilah Deli, Cosy Club, Be At One, Goldsmiths, Zara, Pret, Lucy & Yak, Berrys Jewellers, Molton Brown, Body Shop, Whittard and Omega Watches.





Accommodation

The property benefits from double height glass shop front, with ground floor and first floor sales, together with basement ancillary accommodation. The property provides the following approximately areas:-

Floor	m ²	ft ²
Ground Floor Sales	104.59	1,125
First Floor Sales	56.85	612
Basement Ancillary	70.88	763
Second Floor Ancillary	57.97	624
Third Floor Ancillary	55.74	600
Total	345.97	3,724

Subject to securing the necessary consents, there is an opportunity to create a first floor roof terrace.

Lease Terms

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.



Rent

The property is available at a quoting rent of:-

£50,000 per annum exclusive

Planning

It is understood the property falls within **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:-

Shop & Premises

Rateable Value (2023): £50,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business).

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

EPC

The property has an EPC rating of E and is valid until 15th June 2026.



VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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