

9 Victoria Street | Nottingham | NG1 2EW

Highly prominent city centre Class E unit available (subject to vacant possession)

189.33m²
(2,038ft²)

- Located in the heart of Nottingham city centre, close to Bridlesmith Gate, High Street, Clumber Street and Hockley
- Victoria Street is home to an eclectic mix of occupiers including Goldsmiths, Delilah, Cosy Club, Rudy's Pizza, Be at One and Red Dog Saloon
- Ground Floor Sales 1,041ft²
- First Floor Sales 997ft²
- Second & Third Floor Stores 2,273ft²
- Basement stores 1,421ft²
- Quoting Rent £55,000 per annum



TO LET



Location



Gallery



Contact



Location

The property is located within the heart of Nottingham city 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 pitch 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, The Boiler Maker, Hockley Arts Club, Curious Tavern, Glory Holes, Brewdog, Botti di Mamma, Revolution, Fat Hippo, Ice Nine, Bonsi Sushi, to name but a few.

Nearby occupiers include Rudy's Pizza, Delilah Deli, Cosy Club, Be At One, Goldsmiths, Zara, Pret, Berrys Jewellers, Molton Brown and The Body Shop.

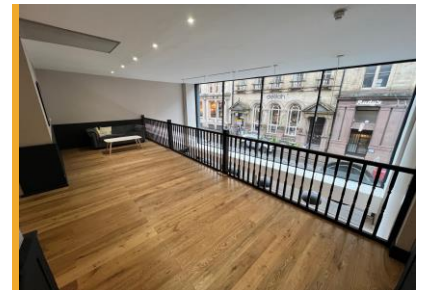


The Property

The property benefits from double height glass shop front, with ground floor and first floor sales. The second and third floor provide additional ancillary staff and storage accommodation.

EPC

The property has an EPC rating of C and is valid until 22nd February 2029.





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	96.71	1,041
First Floor Sales	92.62	997
Second Floor Stores	105.26	1,133
Third Floor Stores	105.91	1,140
Basement Stores	132.01	1,421

Lease Terms

The property is available by way of a new lease for a term of years to be agreed.

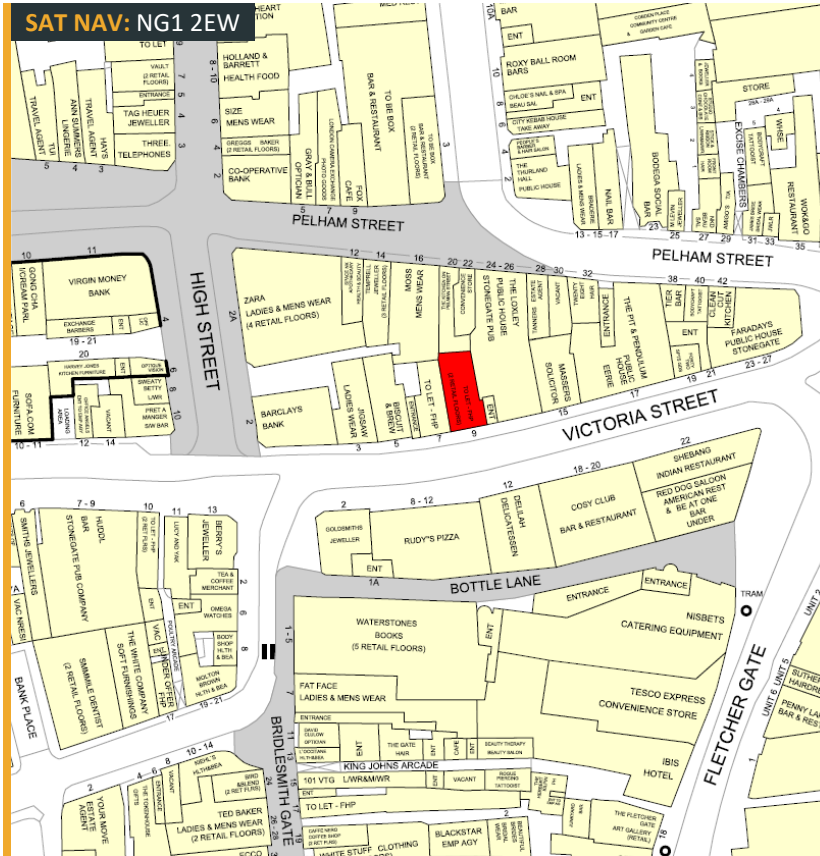
Rent

The property is available at a quoting rent of:-

£55,000 per annum exclusive

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.



Business Rates

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

Rateable Value (2023): £57,000

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 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.

VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

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

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13/12/2023

Please click [here](#) to read our "Property Misdescriptions Act". E&OE.