

1A Heathcoat Street | Nottingham | NG1 3AF

Prime retail unit in Nottingham's vibrant Hockley area (Due to Relocation)

Ground Floor 20.60m² (222ft²)
Basement 20.00m² (215ft²)

- Situated in the heart of the popular Hockley area of Nottingham city centre
- Thriving and on trend location
- Ground floor and basement sales area
- Nearby operators include; Mowgli, BEAR, Pho, Bar Iberico, Revolution, Rough Trade, Cow Vintage and Wild Clothing
- Potential full business rates relief for small businesses



TO LET



Location



Gallery



Contact



Location

The property is situated in the heart of Nottingham's Hockley area forming part of the city's creative quarter.

Hockley has established itself over the last few years as a thriving retail and leisure area of the city with an eclectic mix of independent and regional operators trading day and night.

There is a vibrant mix of restaurants, bars, boutique retailers and creative commercial occupiers within the immediate vicinity which includes; Mowgli, BEAR, Bar Iberico, Tacquero, Rough Trade, Brewdog, Pho, Broadway Cinema and Cow Vintage.

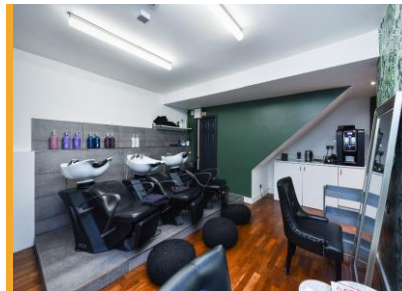
The Property

The property comprises a prominent retail unit currently fitted as a hair and beauty salon with accommodation over ground, basement and sub basement. The ground floor and basement floor are currently used as sales accommodation with staff ancillary to the sub basement.

Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor	20.60	222
Basement	20.00	215
Total	40.60	437





Lease Terms

The property is available by way of an assignment of the existing lease.

The existing lease runs to 18th September 2038, with a tenant only break option on 19th September 2026. Full lease details available on request.

The current passing rent is:-

£21,000 per annum exclusive

Subject to covenant and landlord consent, a new lease may be considered.

Planning

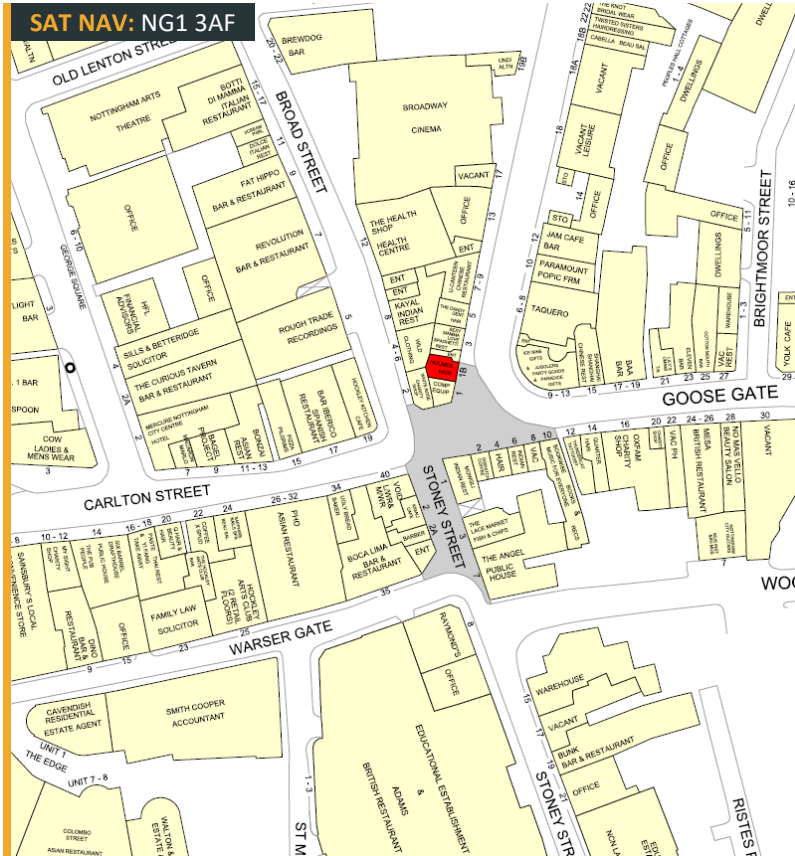
It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant and office use. This information is for guidance only and all parties should check themselves with the local planning authority.

Business Rates

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

Shop & Premises
Rateable Value (2023): £9,600

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (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 not applicable.

EPC

The property has a rating of 87 – D.

Legal Costs

Each party will bear 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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Please click here to read our "Property Misdescriptions Act". E&OE.