

Rare opportunity in the heart of Nottingham city centre

205.22m²
(2,209ft²)

- Located in the sought-after Hockley area of Nottingham city centre
- Attractive period building with prominent frontage
- Situated in and amongst an eclectic mix of national, regional and independent operators
- Ground Floor – 528ft²
- First Floor – 533ft²
- Second Floor – 657ft²
- Quoting Rent £32,500 per annum



TO LET



Location



Gallery



Contact

Location

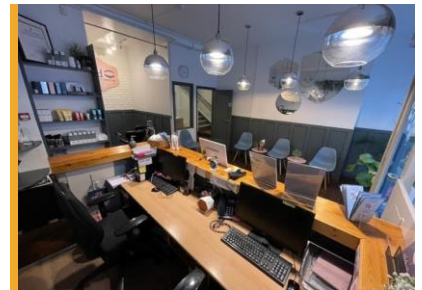
The property is situated in the heart of Nottingham city centre in one of Nottingham's most sought-after locations of Pelham Street. Pelham Street is a busy pedestrianised street which links the 100% prime pitches of Clumber Street, High Street and Long Row with the vibrant Hockley area of the city.

Hockley is an established lifestyle and restaurant destination for the city which is made up of a mix of independent, regional and national occupiers. Operators within the immediate vicinity include Zara, Moss Bros, Box Sports Bar, Tier Bar, Bar Iberico, Hockley Arts Club and Cow Clothing.

The Property

The property is an attractive Grade II Listed building with prominent frontage onto Pelham Street. It is situated on the corner of Pelham Street and Cobden Chambers which is a busy hub for independent operators. The property comprises accommodation across ground, first, second and basement floors suitable for a wide range of potential uses.

The property is currently fitted as a beauty salon with individual treatment rooms but could be opened up to provide more open plan accommodation.





Accommodation

The property comprises the following approximate areas:-

Floor	m ²	ft ²
Ground Floor	49.05	528
First Floor	49.52	533
Second Floor	61.04	657
Basement	45.61	491
Total	205.22	2,209

Lease Terms

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

Rent

The property is available at a quoting rent of:

£32,500 per annum exclusive



Planning

It is understood the property is currently categorised as **Sui Generis**, interested parties should verify this with the local authority to ensure it is applicable for their proposed use.

VAT

VAT is applicable at the prevailing rate.

EPC

The property has a rating of D – 93.

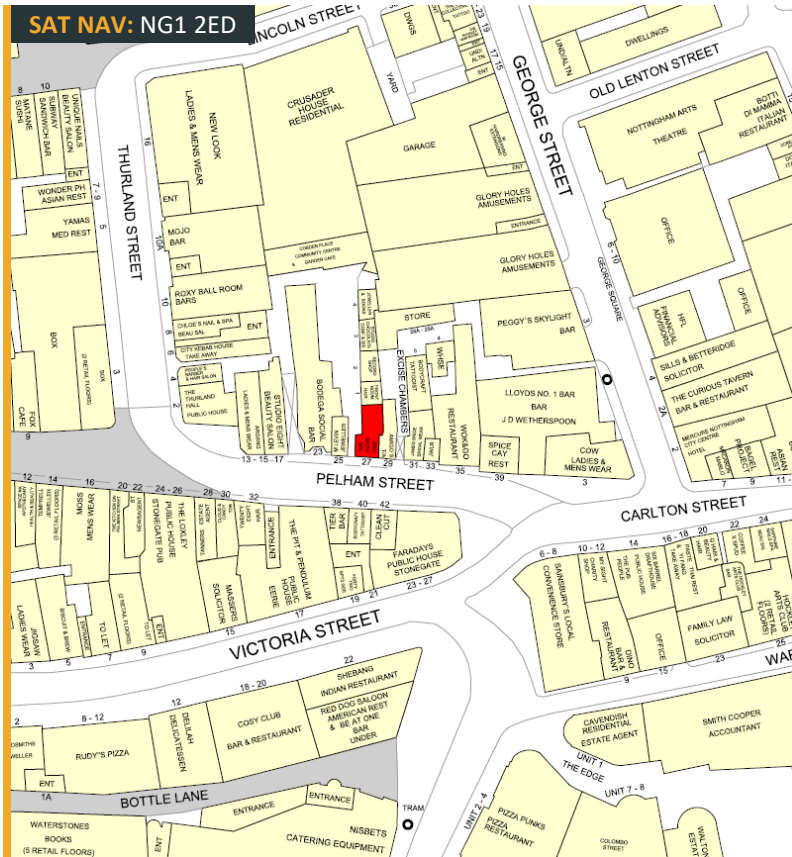
Business Rates

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

Shop & Premises
Rateable Value (2023): £20,000

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.





Legal Costs

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

Viewing

Strictly through sole agent FHP.

Further Information

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

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