

2A George Street | Nottingham | NG1 3BE

Restaurant premises in the sought after Hockley area of Nottingham

292.64m²
(3,150ft²)

- Hugely sought after location
- Prime F&B pitch
- Situated in the heart of Hockley
- Ready to occupy
- Nearby operators include **Mowgli, BEAR, Pho, Bar Iberico, Taquero, Pizza Pilgrims** and **Broadway Cinema**
- Quoting Rent £65,000 pax



TO LET



Location



Gallery



Contact



Location

The property is situated in the heart of Nottingham's Hockley area, which forms 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, regional and national operators trading day and night with particular focus on quality restaurant and bars.

There is a vibrant mix of restaurants, bars, boutique retailers and creative commercial occupiers within the immediate vicinity which includes **Mowgli**, **BEAR**, **Bar Iberico**, **Taquero**, **Rough Trade**, **Brew Dog**, **Pho**, **Broadway Cinema** and **Pizza Pilgrims**.

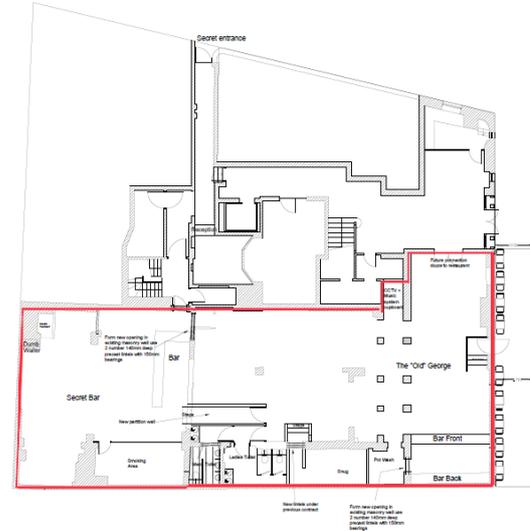
The Property

The property comprises a restaurant/bar premises with character features throughout across ground floor, the property has been stripped to shell and core condition ready for an ingoing tenant's fit out.

Additional basement space could be provided by separate negotiation.

EPC

A copy of the EPC is available on request.





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor	292.64	3,150

Lease Terms

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

Rent

The property is available at a quoting rent of:-

£65,000 per annum exclusive

Planning

The property is categorised as **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.

VAT

VAT is applicable at the prevailing rate.

