

16-20 Goose Gate | Nottingham | NG1 1FF

Character retail premises in Hockley, Nottingham

Suitable for a variety of uses

Ground Floor Sales
106.09m² (1,142ft²)

- Situated in the heart of Hockley
- Sought after Nottingham city centre location
- Character property with impressive frontage, high ceilings and exposed columns
- Additional Stores 37.72m²(406ft²)
- Nearby operators include; Mowgli, BEAR, Pho, Bar Iberico, Taquero and Pizza Pilgrims
- Quoting Rent £35,000 per annum



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 with particular focus on quality F&B.

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.

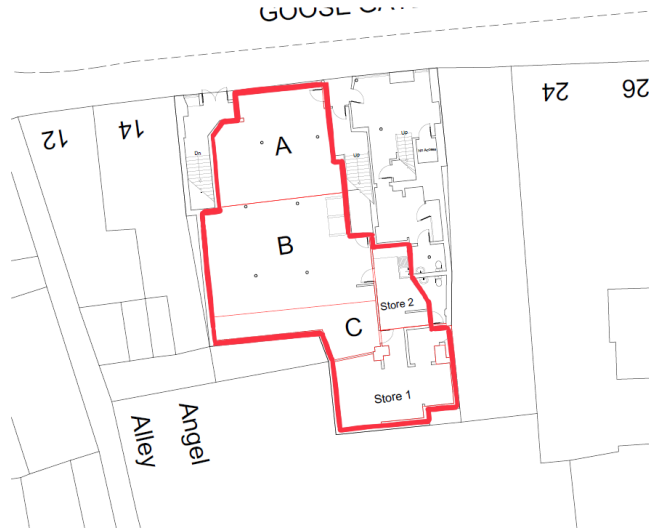
The Property

The property comprises a ground floor character retail premises with rear store and kitchen. The property forms part of an attractive Grade II Listed period building and benefits from character features throughout.

Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor Sales	106.09	1,142
Ground Floor Stores	37.72	406
Total	143.81	1,548





Lease Terms

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

Rent

The property is available at a quoting rent of:-

£35,000 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 and office use. This information is for guidance only and all parties should check themselves with the local planning authority.

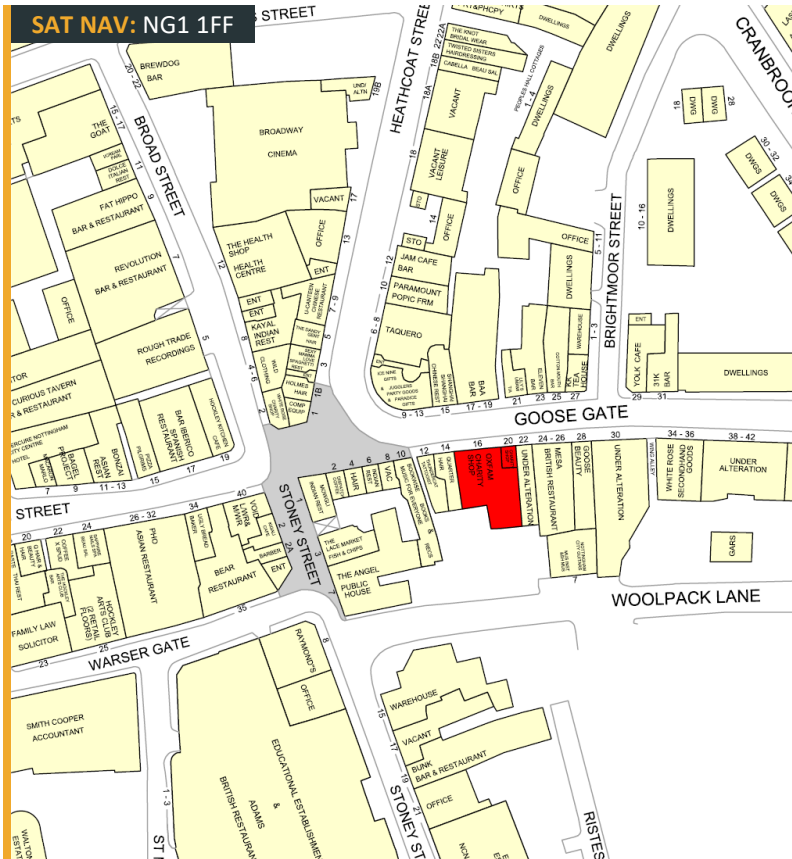
Business Rates

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

Rateable Value (RV): £29,500

UBR Multiplier: 49.9p

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (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.

EPC

A copy of the EPC is available on request.

Legal Costs

Each party will bear their own legal costs.

Further Information

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

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07/03/2025

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