

72 High Street | Hucknall | Nottingham | NG15 7AX

Prominent retail unit centrally located in Hucknall Town Centre

Ground Floor Sales

92.50m² (996ft²)

- Prime pedestrianised pitch with strong footfall
- Use Class E
- In close proximity to the town centre's main car park
- Nearby occupiers include **Boots**, **Birds Bakery**, **Hays Travel** and **Greggs**
- Regularly configured
- Quoting rent - £20,000 per annum exclusive



TO LET



Location



Gallery



Contact



Location

Hucknall is a busy market town located approximately 6 miles northwest of Nottingham City Centre. Hucknall is also home to the NET Transit System, with the nearest stop being Hucknall Park & Ride, 0.5 miles from the High Street. There are a range of free parking facilities in and around the High Street, making it easily accessible for shoppers.

The property occupies a prime retail pitch within the town centre on the pedestrianised section of the High Street. The High Street is home to an eclectic mix of national, regional, and independent tenants. National retailers close by include Boots, Greggs, Birds Bakery, Hays Travel, and Poundland.

The Property

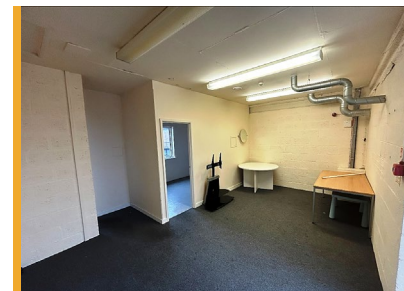
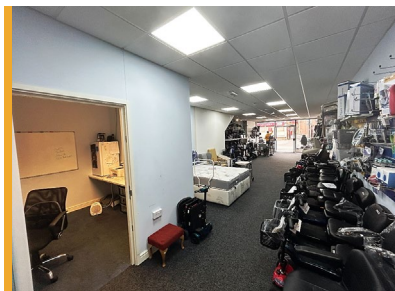
The subject property is a ground floor and first floor retail unit, ready for immediate occupation. The property comprises ground floor sales space, together with a staff room and ground floor ancillary storage. The first floor consists of staff WC and first floor storage areas. The property also benefits from rear access.

Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor Sales	92.50	996
First Floor Storage	27.45	295
Total	119.95	1,291

(These measurements are given for information purposes only.)





Location



Gallery



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Lease Terms

The property is available to let by way of either an assignment, subletting or on a surrender and regrant basis directly with the landlord. It is currently let on a full repairing and insuring lease expiring 1st March 2027.

Rent

The property is available at a rent of:-

**£20,000 per annum exclusive
(twenty thousand pounds)**

Planning

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 and gym.

This information is for guidance only and all parties should check themselves with the local planning authority.

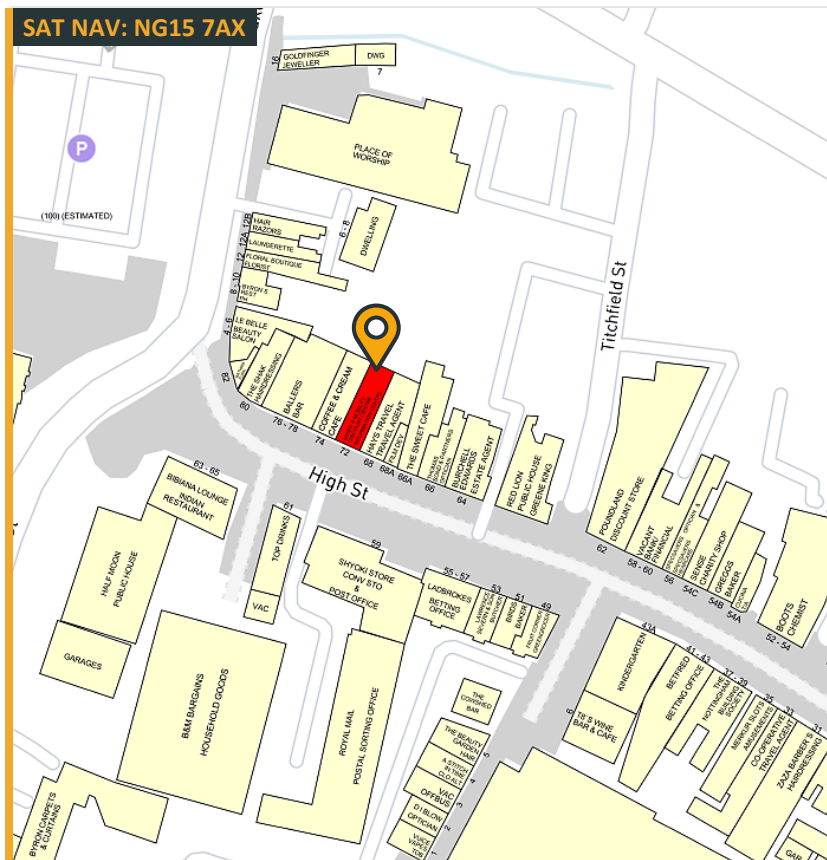
Business Rates

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

Rateable Value (RV): £14,500

UBR Multiplier: 49.9p (RV below £51,000) / 54.6p (RV over £51,000)

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.

Legal Costs

Each party will bear their own legal costs incurred.

EPC

D-78 - A copy of the Energy Performance Certificate is available upon request.

Further Information

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

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23/07/2025

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