Part fitted takeaway unit on busy Hucknall thoroughfare

Ground Floor
138.2m² (1,488ft²)

- Prominent roadside frontage onto Portland Road
- Part fitted takeaway unit with electricity and gas supplies
- Small business rates relief for applicable businesses
- Nearby occupiers include **Morrisons Daily**, **Oregano Italian** and **The Quartz Clinic**
- Quoting rent - £15,000 per annum



TO LET

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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 property.

The subject property occupies a prominent position on Portland Road. Nearby operators include Morrisons Daily, Oregano Italian, The Quartz Clinic and Aldi.

The Property

The property is a ground floor part fitted takeaway unit, ready for immediate occupation. The property comprises of front of house space for collection and deliveries. The back of house consists of open plan kitchen space, staff facilities and a WC to the rear.

Accommodation

The property provides the following approximate areas:-

Description	m²	ft²
Ground Floor	138.2	1,488

(These measurements are given for information purposes only.)













Lease Terms

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

Rent

The property is available at a rent of:-

£15,000 per annum

Planning

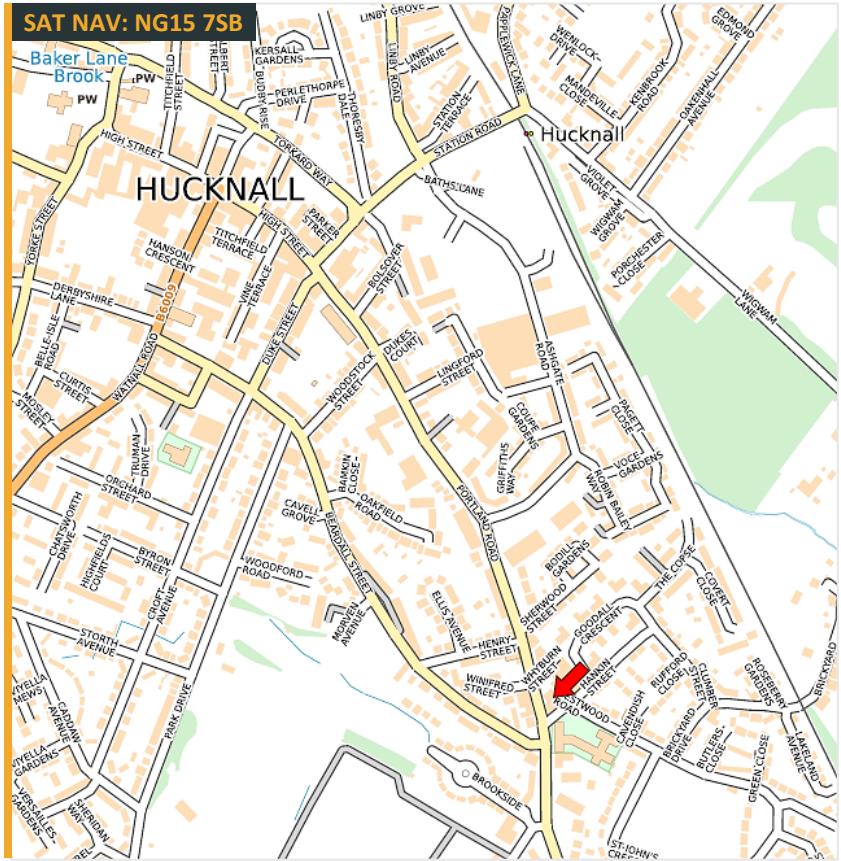
The property falls within **Use Class Sui Generis Hot Food Takeaway**. This information is for guidance only and all parties should check themselves with the local planning authority.

Business Rates

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

Rateable Value (RV): **£11,250**

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of 38.2p. This information is for guidance only and all parties should check themselves with the local billing authority.



VAT

VAT is not applicable.

Legal Costs

Each party will bear their own legal costs incurred.

EPC

The property has an EPC rating of D (77). 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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Please **click here** to read our "Property Misdescriptions Act". E&OE.