

16-20A Carlton Street | Nottingham | NG1 1NN

## Best-in-class F&B opportunity in Hockley

**Ground Floor**  
**156.35m<sup>2</sup> (1,683ft<sup>2</sup>)**

- Hugely prominent unit on the popular Carlton Street situated in the heart of Hockley
- On one of Nottingham's most sought-after streets
- Nearby operators include **Pizza Pilgrims, Pho, Bar Iberico, Cow Vintage, The Bagel Project, Hockley Arts Club, Ugly Bread Bakery** and **Six Barrel**
- Quoting Rent £67,500 per annum exclusive



**TO LET**



Location



Gallery



Contact



## Location

The subject property is located in the heart of the lifestyle and cultural quarter of Nottingham city centre in Hockley. Hockley benefits from a consistent day and night footfall with most of the foot traffic focused around Carlton Street.

The subject property occupies a prominent position with nearby occupiers to include Pizza Pilgrims, Bar Iberico, Mowgli, Ugly Bread Bakery, Pho and The Bagel Project.

The property sits at the eastern end of Carlton Street close to the junction with George Street and Pelham Street which is the main thoroughfare from Clumber Street and the Market Square.

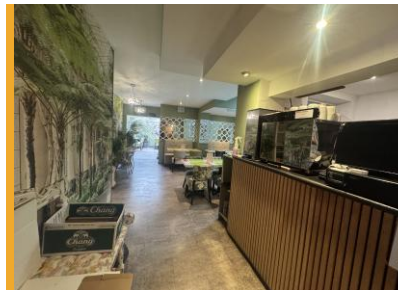
## The Property

The property is a former restaurant arranged over several floors with the basement equipped as a fully operational compliant kitchen equipped with extraction. The ground floor benefits from a unique rear seating space with a garden room feel enhanced by the natural daylight giving a contemporary feel.

The first floor was used for additional seating and the upper floors thereafter previously used for residential accommodation.

## EPC

The property has an EPC rating of 99 falling within Band D.





## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	156.35	1,683
First Floor Sales	101.82	1,096
Basement	79.43	855
Third Floor	60.06	647
Fourth Floor	19.03	205
<b>Total</b>	<b>416.75</b>	<b>4,486</b>

N.B. The sub basement has not been measured.

## 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:-

**£67,500 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. This information is for guidance only and all parties should check themselves with the local planning authority.

