

35 High Street | Hucknall | Nottingham | NG15 7AW

Retail unit in prominent position on pedestrianised High Street

Existing consent for adult gaming centre

Ground Floor
96.88m² (1,043ft²)

- Prominent position within Hucknall's pedestrianised High Street
- Use Class Sui Generis adult gaming centre, other uses considered STP
- Quoting rent - £18,000 per annum / Sale Price - £225,000
- Nearby occupiers include **Max Spielmann, Specsavers, Boots Pharmacy, Poundland, Savers** and more



FOR SALE / TO LET



Location



Gallery



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Location

Hucknall is a busy market town located approximately 6 miles northwest of Nottingham City Centre with a population of approximately 38,000. Hucknall Town Centre is well served by public transport with easy access by bus or tram and a number of pay and display car parks close to the premises.

The subject property occupies a prominent position on the pedestrianised section of High Street, which is the prime retail pitch within Hucknall. In the immediate vicinity there is representation from a number of national occupiers including **Max Spielmann**, **Specsavers**, **Boots Pharmacy**, **Poundland** and **Savers** as well as a host of vibrant independent retailers and leisure operators.

The Property

The property comprises an end terrace retail unit laid out over ground, first and second floors. The ground floor provides largely open plan sales accommodation, benefitting from a glazed timber frontage. The upper floors offer additional accommodation, accessed via a separate stairwell.

Accommodation

Description	m ²	ft ²
Ground Floor Sales	81.12	873
Ground Floor Ancillary	15.76	170
First Floor	Not measured	
Second Floor	Not measured	

(These measurements are given for information purposes only.)





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Lease Terms

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

Rent / Sale Price

The property is available at a rent of:-

£18,000 per annum

The freehold is available with vacant possession at a price of:-

£225,000

Planning

The property falls within **Use Class Sui Generis Adult Gaming Centre**. An application has been submitted to change the premises to E Class.

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): **£14,250 (Ground Floor Only)**

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.



Location

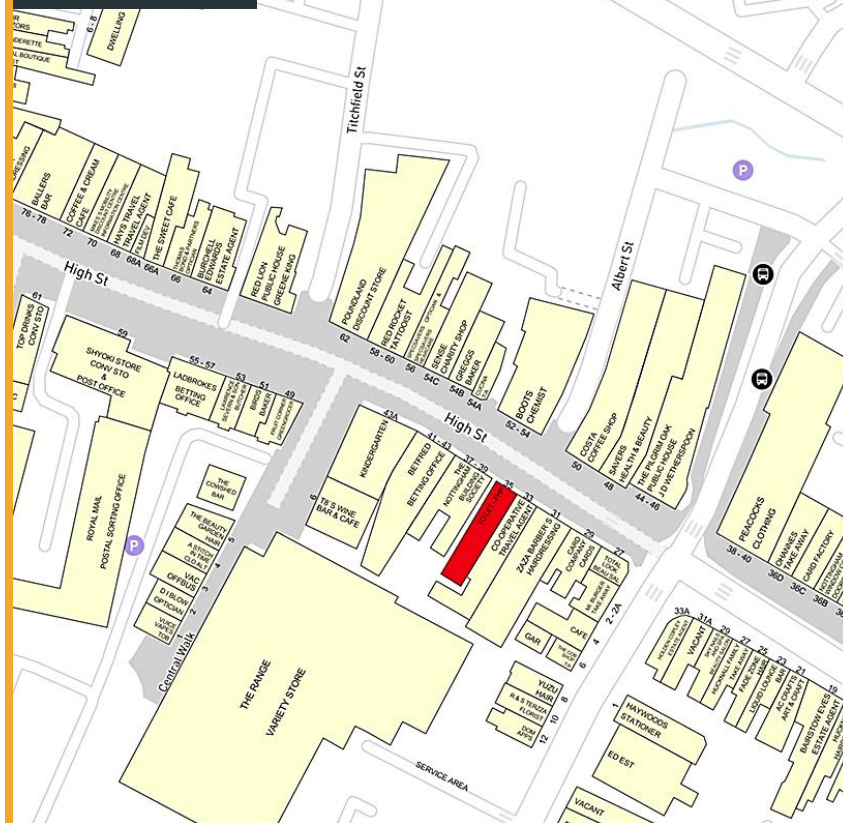


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VAT

The property is VAT elected and VAT will be charged on the rent.

Legal Costs

Each party will bear their own legal costs incurred.

EPC

The property has an EPC rating of C, expiring January 2033.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

Further Information

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

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