

Lower Ground Floor | 20-22 Broad Street | Nottingham | NG1 3AL

Prime F&B opportunity in Nottingham's vibrant Hockley area

Restaurant Area
139.45m² (1,501ft²)

- Situated in the heart of the popular and eclectic Hockley area of Nottingham city centre
- Part fitted restaurant premises
- Nearby occupiers include **Pici, Broadway Cinema, Taquero, Vaso, Zhug, Okende, BEAR** and **Bar Iberico**
- Restaurant: 139.45m² (1,501ft²)
Kitchen: 26.01m² (280ft²)
Ancillary: 27.03m² (291ft²)
- Quoting Rent £30,000 per annum



TO LET



Location



Gallery



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Location



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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 nearby occupiers to include Pici, Broadway Cinema, Taquero, Vaso, Zhug, Okende, BEAR and Bar Iberico.

The area is gaining increasing popularity due to its dynamic day and night time economy, fuelled by a diverse mix of trendy national brands and unique independent businesses.

The Property

The property is a former restaurant arranged over the lower ground floor together with further storage to basement and first floor.

The lower ground floor is a bright and versatile space filled with natural daylight and benefits from the remnants of a former kitchen facility making this an excellent opportunity for F&B operators.

EPC

The property has an EPC rating of 72 falling within Band C.





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Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Restaurant	139.45	1,501
Kitchen	26.01	280
Ancillary	27.03	291
Total	192.49	2,072

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:-

£30,000 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, office, clinic and gym.

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



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Business Rates

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

Rateable Value (RV): £17,000

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 are to bear their own legal costs incurred.

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.