

7 Victoria Street | Nottingham | NG1 2DX

Prominent double height E Class unit with potential roof terrace opportunity STP

154.68m²
(1,665ft²)

- Located in the heart of Nottingham city centre, close to High Street, Bridlesmith Gate, Clumber Street and Hockley
- Victoria Street is home to an eclectic mix of occupiers including Jigsaw, Bird & Blend, Goldsmiths, Delilah, Cosy Club, Be at One and Red Dog Saloon
- Ground floor sales 1,053ft²
- First floor sales 612ft²
- Basement ancillary 763ft²



TO LET



Location



Gallery



Video



Contact



Location

The property is located within the heart of Nottingham city centre on the established retail and leisure pitch of Victoria Street. Victoria Street is located a short distance from Clumber Street, High Street and Bridlesmith gate, the 100% prime retail pitches in the city.

Hockley, the established lifestyle and restaurant destination for the city which is made up of an eclectic mix of independent, regional and national occupiers, is situated at the top of Victoria Street, a short walk away. Occupiers within Hockley include Cow Clothing, Sexy Mamma Loves Spaghetti, Bar Iberico, Hockley Arts Club, Curious Tavern, Glory Holes, Brewdog, Botti di Mamma, Revolution, Fat Hippo, Ice Nine, Bonsi Sushi, to name but a few.

Nearby occupiers include Jigsaw, Delilah Deli, Cosy Club, Be At One, Goldsmiths, Zara, Pret, JoJo Maman Bebe, Berrys Jewellers, Molton Brown, Body Shop and Whittard.





Accommodation

The property benefits from double height glass shop front, with ground floor and first floor sales, together with basement ancillary accommodation. The property provides the following approximately areas:-

Floor	m ²	ft ²
Ground Floor Sales	97.82	1,053
First Floor Sales	56.85	612
Basement	70.88	763
Total	225.56	2,428

Subject to securing the necessary consents, there is an opportunity to create a first floor roof terrace.

There is an option to take the second and third floors (if required) at an additional rent. Further enquiries to be made with the sole letting agents.

Second Floor Stores	57.97	624
Third Floor Stores	55.74	600
Total	113.71	1,224

Lease Terms

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.



Rent

The property is available at a quoting rent of:-

£50,000 per annum exclusive

Planning

It is understood the property falls within **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche.

Business Rates

We are verbally advised by Nottingham City Council Business Rates Department that the property is assessed as follows:-

Rateable Value: £49,250

The rates payable are based on the current UBR rate which is 49.9p. Under the latest Government relief qualifying retail, leisure and hospitality businesses will receive a discount of 50% on the rates payable until 31/03/2023, up to a cash limit of £110,000 per business. This information is for guidance only and all parties should satisfy themselves with the local billing authority.

EPC

The property has an EPC rating of E and is valid until 15th June 2026.



VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

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.