



TO LET : RETAIL / LEISURE / OFFICE UNIT
 24-28 Hockley, Nottingham, NG1 1FH

LOCATION

The property is conveniently located in a strategic position within Nottingham's Creative quarter www.creativequarter.com in between the vibrant areas of Hockley and Sneinton Market.

This part of Nottingham City centre is an increasingly developing, desirable and vibrant on trend area home to an eclectic mix of retail, lifestyle, office, residential and leisure occupiers with a vast amount of purpose built student accommodation surrounding the subject premises.

Occupiers within the vicinity include, **IQ, The Motorpoint Arena, The National Ice Centre, COW, DiscoBowl, Bunkers Hill Public House, Tesco, The Watered Garden, Blend Coffee Shop** and **Desi Downtown** to name but a few.

ACCOMMODATION

Ground floor lock-up shop with access to rear yard.

The premises provide the following approximate accommodation:

	sq.m	sq.ft
Ground Floor Sales	47	505

For further information or to arrange a viewing please contact **BOX Property**

Frankie Labbate
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 07930 406 727

Ben Tebbutt
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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT



BOX
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TENURE

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

RENT

£15,000 per annum.

BUSINESS RATES

The Tenant will be responsible for the payment of business rates to the Local Authority. The premises have been assessed for rating purposes as follows:
Rateable Value (To be reassessed) £9,900

INSURANCE

The Insurance charge for the current financial year is available upon request.

PLANNING

We understand the property benefits from planning consent for the following uses:
Class E (Commercial, Business and Services use)
(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

LEGAL COSTS

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

VAT

All sums quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VIEWING

Viewing is available by appointment with the sole agents.

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