



TO LET/FOR SALE : PROMINENT RETAIL / LEISURE UNIT

39 Pelham Street, Hockley, Nottingham, NG1 2EA

LOCATION

The property is situated in the heart of the Hockley area of Nottingham City Centre, which hosts an eclectic mix of retail, leisure, national and independent businesses.

The property occupies an extremely prominent and highly visible position in close proximity to all major bus and tram routes through the city at the junction of Pelham Street, Fletcher Gate, Carlton Street and Victoria Street. Pelham Street leads directly onto Long Row and the Market Square and intersects with the prime pitch of Clumber Street.

Nearby occupiers in the vicinity include **Bar Iberico**, **Pizza Pilgrims**, **Bear**, **Bagel Project**, **Mowgli Street Food**, **Cow Vintage**, **Six Barrels Drafthouse**, **Sainsbury's**, **Pho**, **Ugly Bread Bakery**, **Broadway Cinema**, **Faradays** and **Taquero**.

ACCOMMODATION

The premises benefits from dual height shop fronts, full extraction and high ceilings internally, comprising the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor Sales	58	627
Basement Kitchen	36	387
Mezzanine Seating	27	285
First Floor Stores	32	351
Second Floor Stores	45	486
Total	198	2,136

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

Frankie Labbate
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07930 406 727

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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 effective full repairing and insuring lease for a term to be agreed, subject to vacant possession.

RENT

£45,000 per annum.

PRICE

£550,000

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 (2026) £30,750

This information is given for guidance purposes only and prospective parties are advised to make their own enquiries to the local authority

INSURANCE

The insurance charge for the financial year is available upon request.

PLANNING

We understand the property benefits from planning consent for the following uses:

Class E (Commercial, Business and Service uses)

This information is given for guidance purposes only and prospective parties are advised to make their own enquiries to the local authority

LEGAL COSTS

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

VAT

Value added tax is applicable at the prevailing rate.

EPC

A copy of the EPC is available upon request.

VIEWING

Viewing is available by appointment only. Contact details below.

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IMPORTANT NOTICE

Box Property give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Box Property or the vendor/ lessor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser/ lessor must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/lessor does not make or give and neither Box Property or any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Every care has been taken in the preparation of these particulars, but their accuracy cannot be guaranteed. All properties are offered subject to contract and availability.

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