

**TO LET**  
**NOTTINGHAM**

ONE HOCKLEY  
NG1 1FH



LEISURE/RETAIL  
OPPORTUNITY





## HIGHLIGHTS

- Highly visible corner unit
- Double frontage
- Open plan with high ceilings
- New build 8 storey 138 bed student accommodation above
- Adjacent to Nottingham Arena
- A short distance from Nottingham train station
- Prominent location between thriving areas of Hockley and Sneinton
- Many large student developments being delivered in the immediate vicinity
- Nottingham Trent University nearby home to over 30,000 students.

## LOCATION

Situated within Hockley, one of the main leisure circuits within Nottingham City Centre, the property is situated on the corner of Hockley and Cranbrook Street fronting the city centres busiest arterial route befitting from high volumes of both vehicular traffic and pedestrian footfall passing between Sneinton and Hockley/the Lace Market.

Due to its highly strategic location nearby attractions include, The Motorpoint Arena, The National Ice Arena, Sneinton Market and Avenues and Hockley Village making the opportunity perfectly positioned to draw from each direction.



# Property Information



## Accommodation

The premises comprises the following approximate accommodation:

	sq.m	sq.ft
Ground floor retail/ Café/ Restaurant	290	3,120
<b>Total:</b>	<b>290</b>	<b>3,120</b>

## General Information

<b>Tenure</b>	Leasehold
<b>Planning</b>	Class E
<b>Rent</b>	£on application
<b>Business rateable value</b>	To be assessed
<b>VAT</b>	Applicable at the prevailing rate
<b>Outgoings</b>	Tenant will be responsible for all outgoing
<b>Service charge</b>	To be confirmed

## Costs

Each party will be responsible for their own costs incurred in relation to the transaction.





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## CONTACT

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## OR FIND US AT



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WEST BRIDGFORD, NOTTINGHAM



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