



## TO LET : RETAIL / LEISURE UNIT

### 24 Heathcoat Street, Nottingham NG1 3AA

#### LOCATION

The subject premises are located within the lifestyle and cultural quarter of Nottingham City Centre known as Hockley. Hockley is experiencing a surge in popularity thanks to its consistent day and night economy, providing a vibrant atmosphere created by an eclectic mixture of on trend national and independent operators.

Nearby occupiers include **Bar Iberico, Mesa, Rough Trade, Revolution, Brew Dog, Cow Vintage, Ice Nine, The Jam Cafe, Bunk Cocktails and Wings, The Curious Tavern, Hockley Arts Club, Ugly Bread Bakery, Annie's Burger Shack** and **The Angel Micro Brewery**.

#### PROPERTY

The property benefits from a ground floor retail unit with glazed shopfront and a tradeable open plan basement area.

#### ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor	64.38	693
Basement	44.77	482
<b>Total</b>	<b>109.15</b>	<b>1,175</b>

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

**Frankie Labbate**  
frankie@boxprop.co.uk  
07930 406 727

**Ben Tebbutt**  
ben@boxprop.co.uk  
07930 406 608

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01157 844 777

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



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#### TENURE

The property is available to let by way of a new effectively full repairing and insuring (including shopfronts and windows) 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 (2023) £13,250.

UBR (2023/2024) 49.9p.

Rates Payable (2023/2024) £0. (Small business rate relief).

#### SERVICE CHARGE & INSURANCE

The service charge for the current financial year is estimated at £2,500 per annum, including insurance.

#### 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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**IMPORTANT NOTICE**

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