



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
Total	109.15	1,175

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

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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

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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