



## TO LET: RETAIL / LEISURE UNIT

24 Heathcoat Street, Nottingham NG1 3AA

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.

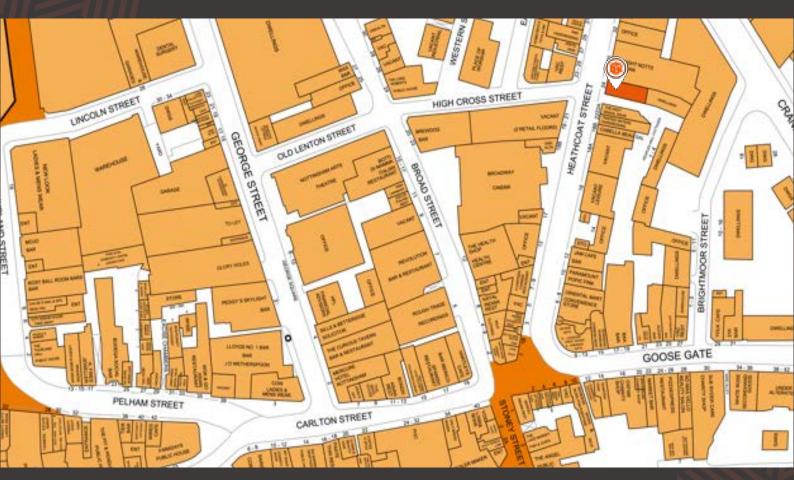
Nearby occupiers include Bar Iberico, Mesa, Rough Trade, Revolution, Brew Dog, Cow Vintage, Ice Nine, The Jam Cafe, Bunk Cocktails and Wings, The Curious Tavern, Hockley Arts Club, Ugly Bread Bakery, Annie's Burger Shack and The Angel Micro Brewery.

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

The property comprises the following approximate internal floor areas:

Total	109.15	1.175
Basement	44.77	482
Ground Floor	64.38	693
	sq.m	sq.ft





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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.

£15,000 per annum.

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).

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

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).

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

All sums quoted exclusive of VAT if applicable.

Availabe upon request.

Viewing is available by appointment with the sole agents.

For further information or to arrange a viewing please frankie@boxprop.co.uk ben@boxprop.co.uk contact BOX Property

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