

## Restaurant premises available in Hockley, Nottingham (Subject to vacant possession)

182m<sup>2</sup>  
(1,959ft<sup>2</sup>)

- Situated in the heart of the popular Hockley area of Nottingham city centre
- Thriving and on trend location
- Hugely prominent first floor restaurant with full height glazing
- Nearby operators include; Mowgli, BEAR, Pho, Bar Iberico, Rough Trade, Taquero, Mesa and Fat Hippo
- Quoting Rent: £25,000 pax



TO LET



Location



Gallery



Contact

## Location

The property is situated in the heart of Nottingham's Hockley area forming part of the city's creative quarter.

Hockley has established itself over the last few years as a thriving retail and leisure area of the city with an eclectic mix of independent and regional operators trading day and night.

There is a vibrant mix of restaurants, bars, boutique retailers and creative commercial occupiers within the immediate vicinity including Mowgli, BEAR, Bar Iberico, Taquero, Rough Trade, Brewdog, Pho, Broadway Cinema and Fat Hippo, to name a few.

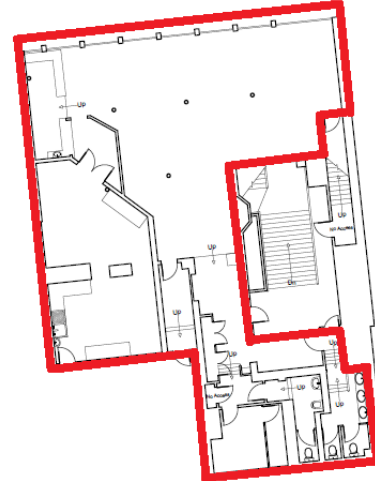
## The Property

The property comprises a hugely prominent first floor restaurant with full height glazing to Goose Gate. There is a ground floor entrance from Goose Gate leading to the first floor where the restaurant provides part fitted open plan accommodation with seating area, bar, kitchen and WC's.

## Accommodation

The property provides the following approximate areas:-

Description	m <sup>2</sup>	ft <sup>2</sup>
First Floor	182	1,959





## Lease Terms

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

A new lease is to be granted subject to the landlord obtaining vacant possession of the property.

## Rent

The property is available at a quoting rent of:-

**£25,000 per annum exclusive**

## Planning

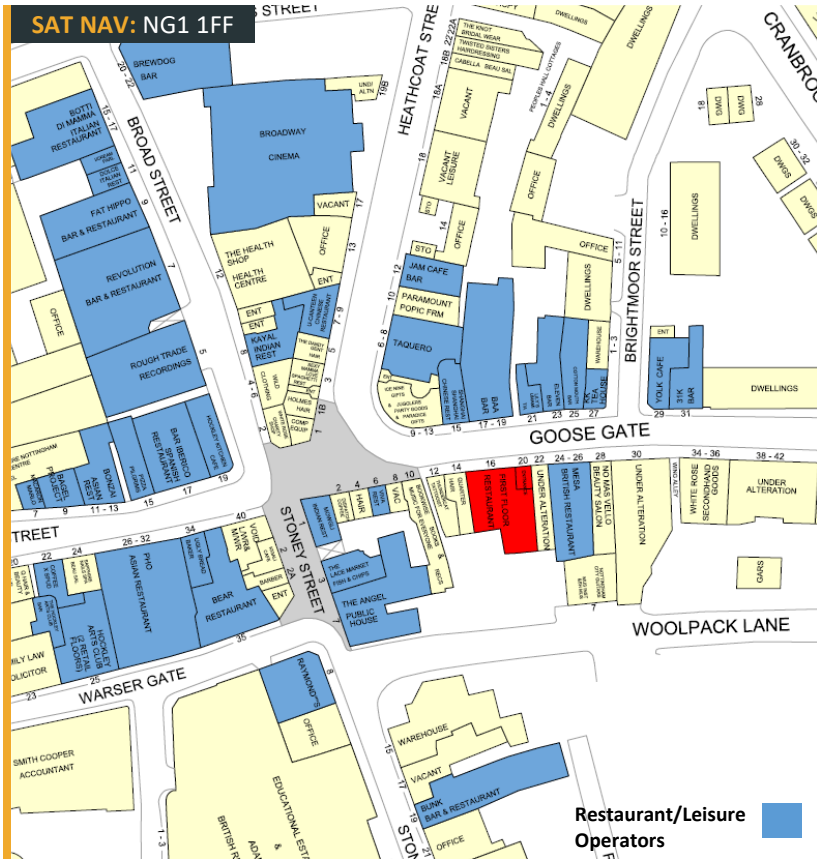
It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant and office use. This information is for guidance only and all parties should check themselves with the local planning authority.

## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Restaurant & Premises	
Rateable Value (2023):	£16,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.



## VAT

VAT is applicable at the prevailing rate.

## Service Charge

A service charge towards maintenance of the communal areas will be applicable, more details on request.

## EPC

A copy of the EPC is available on request.

## Legal Costs

Each party will bear their own legal costs.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

**Oliver Marshall**

07887 787 885

[oliver@fhp.co.uk](mailto:oliver@fhp.co.uk)

**Jack Shakespeare**

07817 924 949

[jack@fhp.co.uk](mailto:jack@fhp.co.uk)



**0115 950 7577**

**Fisher Hargreaves Proctor Ltd.**

10 Oxford Street  
Nottingham, NG1 5BG

[fhp.co.uk](http://fhp.co.uk)

19/06/2024

Please click [here](#) to read our "Property Misdescriptions Act". E&OE.