

2 Broad Street | Nottingham | NG1 3AL

Highly prominent retail/leisure unit in Nottingham's vibrant Hockley area

Confidential disposal – staff unaware

59.74m²
(643ft²)

- Situated in the heart of the popular and eclectic Hockley area of Nottingham city centre
- Nearby occupiers include **Bar Iberico**, **Mowgli**, **Brewdog**, **Broadway Cinema**, **Pho** and **Taquero**
- Available by way of subletting or assignment
- Ground Floor 34.93m² (376ft²)
- Basement 24.81m² (267ft²)
- Current passing rent is £23,900 per annum increasing on 23rd September 2025 to £24,800 per annum



TO LET



Location



Gallery



Contact



Location

The property benefits from a highly visible and prominent corner position where Broad Street, Stoney Street, Goose Gate, Heathcoat Street and Carlton Street converge within Nottingham's vibrant Hockley District.

This area is gaining increasing popularity due to its dynamic day and night time economy, which is fuelled by a diverse mix of trendy national brands and unique independent businesses.

Nearby occupiers include include Bar Iberico, Mowgli, Brewdog, Broadway Cinema, Pho and Taquero.

The Property

The property comprises of a ground floor sales and basement storage accomodation.

Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor	34.93	376
Basement	24.81	267
Total	59.74	643





Lease Terms

The property is available to let by way of an assignment or subletting. It is currently let on an effective full repairing and insuring lease expiring 22nd September 2029 with a tenant lease break option in 2026 subject to six months notice. Alternatively subject to landlord's consent a new lease may be available.

Rent

The current passing rent September 2024 is £23,900. There is a fixed increase in the rent annually throughout the term of £900 with the next increase on 23rd September 2025.

Planning

The property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre and gym.

This information is for guidance only and all parties should check themselves with the local planning authority.

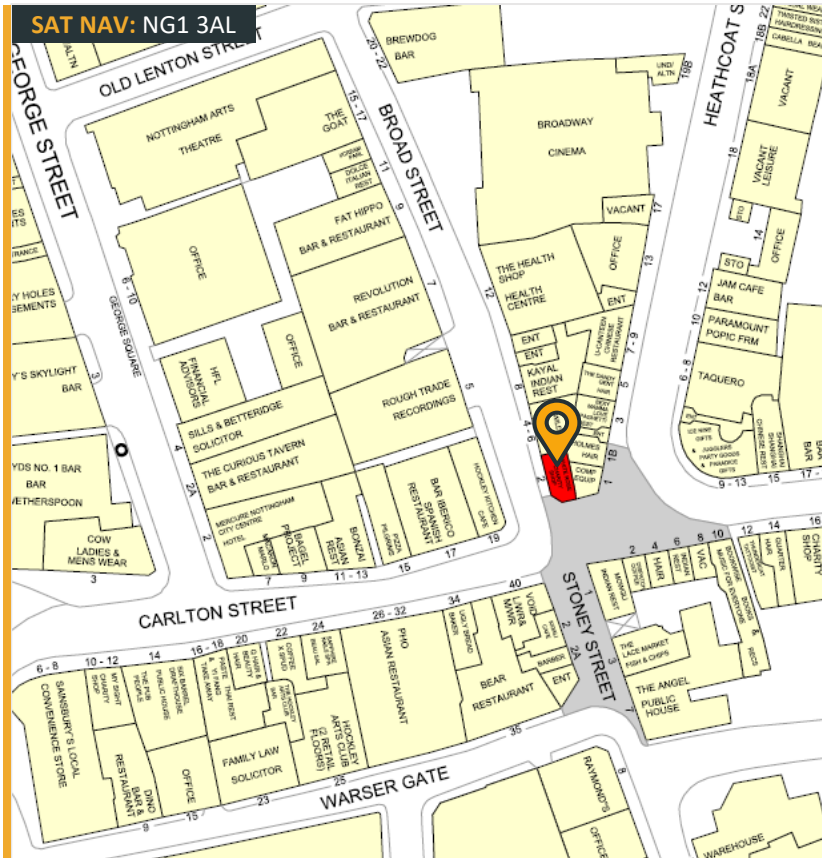
Business Rates

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

Shop & Premises

Rateable Value (2023): £15,750

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.

Legal Costs

Each party will bear their own legal costs.

EPC

EPC rating 67 -C.

Further Information

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

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15/10/2024

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