

17-19 Goose Gate | Nottingham | NG1 1FF

Fitted bar/nightclub in the heart of Hockley's prime leisure pitch

571.16m²
(6,148ft²)

- Licenced until 3am
- Prime leisure pitch
- Sublease expiry 2035
- Close to Mowgli, Pizza Pilgrims, Pho, Bar Iberico, Mesa and others
- Current passing rent £65,240 per annum



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 ground floor and mezzanine bar areas with a capacity of 370 along with a basement back of house including cellar and storage.

Licence

The property has a licence until 3am, further information available on request.

EPC

A copy of the EPC is available on request.





Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor Sales	211.07	2,272
Toilets	23.87	257
Storage	25.45	274
Mezzanine	77.38	833
Basement	233.37	2,512
Total	571.16	6,148

Lease Terms

The property is available by way of assignment or sublease expiring 2035.

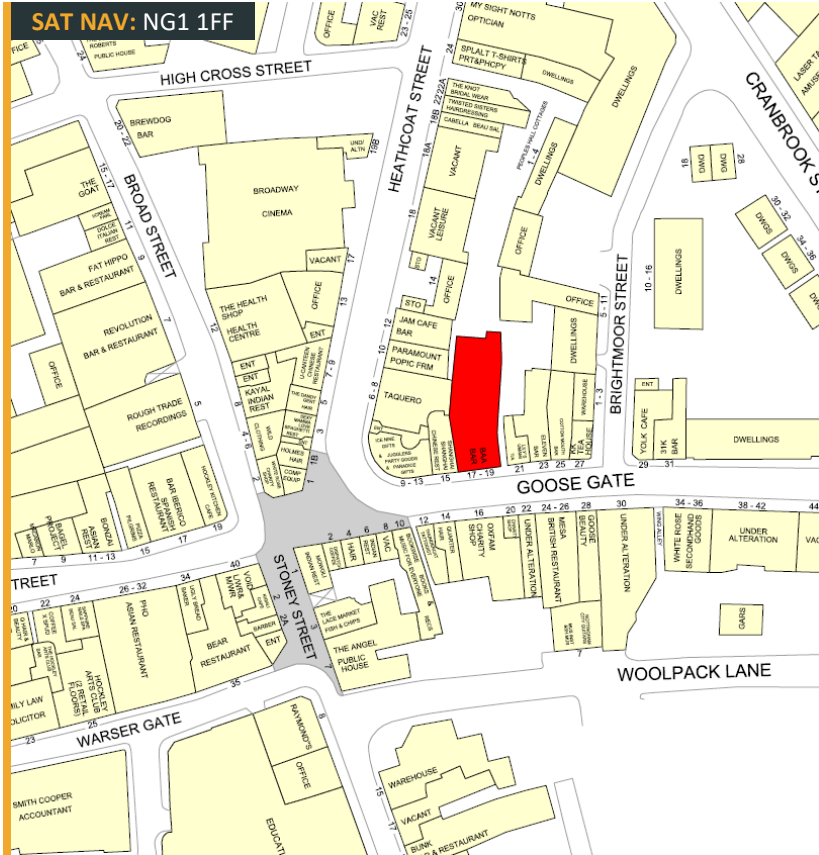
Passing Rent

The property has a current passing rent of:-

£65,240 per annum exclusive

Planning

It is understood the property falls within **Use Class Sui Generis**.



Business Rates

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

Bar & Premises
Rateable Value (2023): £95,000

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.

Further Information

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

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