

Rare retail/office space to let in Cobden Chambers

51.65m²
(556ft²)

- Attractive period building
- Shopping arcade in the vibrant Hockley area of the city centre
- Nearby occupiers include Faradays, The Bodega, Studio Chocolate, Tier and a range of local independents
- Accommodation over ground, first & second floors
- Rent - £12,500 per annum



TO LET



Location



Gallery



Contact

Location

The property is situated in the heart of Nottingham City Centre in the vibrant Hockley area. Cobden Chambers is just off Pelham Street and forms an eclectic shopping arcade with The Bodega and a number of independent operators. Cobden Chambers benefits from shared external seating during the day time.

Tenants in the vicinity include Faradays, The Bodega, Studio Chocolate and Tier.

The Property

The property is an attractive, period three storey premises. It is in good condition ready for an ingoing tenant. The accommodation is spread over ground, first and second floor.

Accommodation

The property provides the following approximate areas:

Accommodation	m ²	ft ²
Ground Floor	17.78	191.38
First Floor	18.86	203.01
Second Floor	15.01	161.57
Total	51.65	556

(These measurements are given for information purposes only).





Lease Terms

The property is available on either long term or flexible lease terms by way of a new effective full repairing lease.

Rent

The property is available at a quoting rent of:

£12,500 per annum

Planning

The property is categorised as **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, creche and gym.

EPC

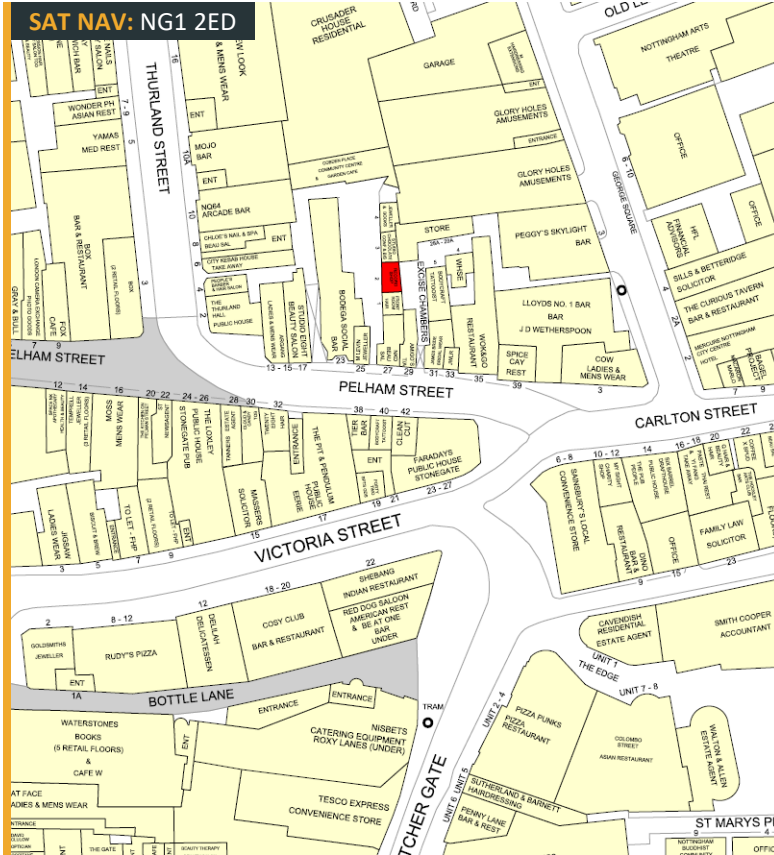
The EPC is available upon request, please contact the marketing agents for further details.

VAT

VAT is applicable at the prevailing rate.

Service Charge

A service charge is levied for the upkeep and maintenance of the building, please contact the marketing agents for further details.



Business Rates

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

Rateable Value (2023): £11,250

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.

Legal Costs

Each party will bear their own legal costs incurred in connection with this transaction.

Further Information

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

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Please click here to read our "Property Misdescriptions Act". E&OE.