

2A George Street | Nottingham | NG1 3BE

Rarely available restaurant premises in the sought after Hockley area of Nottingham

292.64m²
(3,150ft²)

- Hugely sought after location
- Prime F&B pitch
- Situated in the heart of the popular Hockley area of the city centre
- Nearby operators include Mowgli, BEAR, Pho, Bar Iberico, Taquero and Pizza Pilgrims
- Quoting Rent £85,000 per annum exclusive



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 with particular focus on quality F&B.

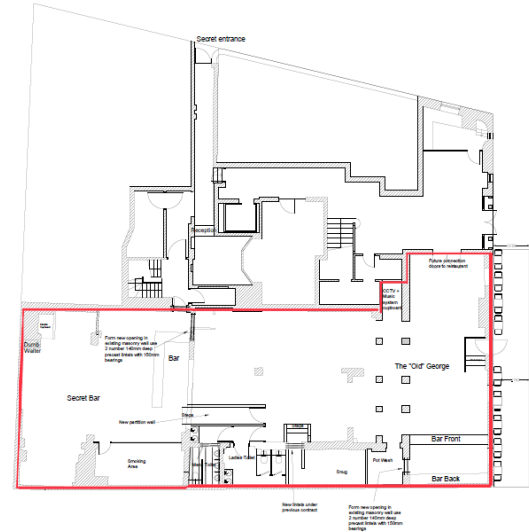
There is a vibrant mix of restaurants, bars, boutique retailers and creative commercial occupiers within the immediate vicinity which includes Mowgli, BEAR, Bar Iberico, Taquero, Rough Trade, Brew Dog, Pho, Broadway Cinema and Pizza Pilgrims.

The Property

The property comprises a restaurant/bar premises with character features throughout across ground floor, additional basement space could be provided by separate negotiation.

EPC

A copy of the EPC is available on request.





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor	292.64	3,150

Lease Terms

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

Rent

The property is available at a quoting rent of:-

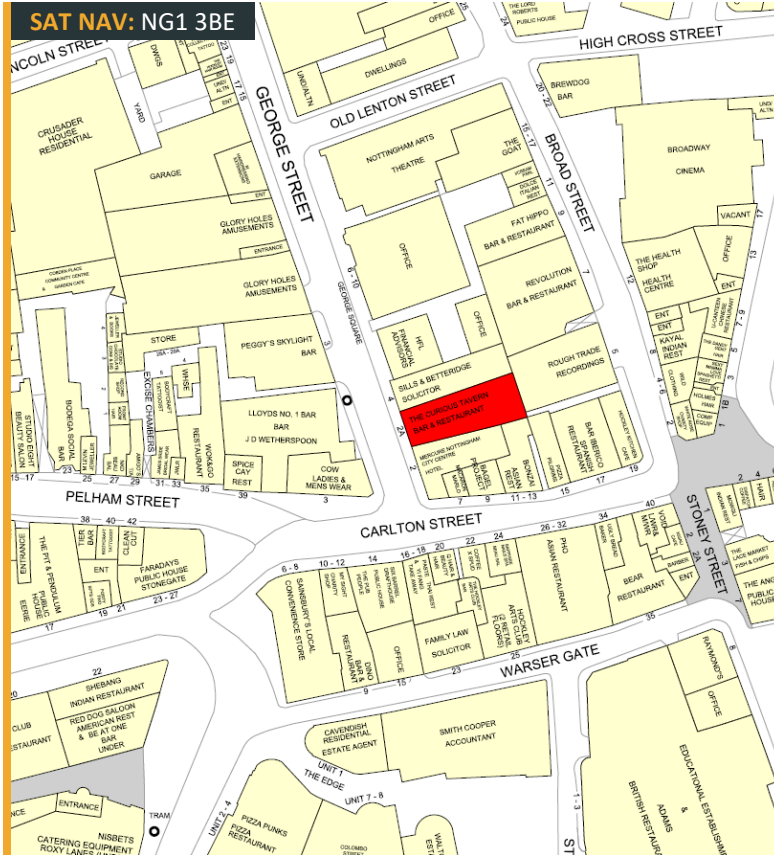
£85,000 per annum exclusive

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.

VAT

VAT is applicable at the prevailing rate.



Business Rates

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

Rateable Value (2023): £42,250

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 are to bear their own legal costs incurred.

Further Information

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

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28/02/2025

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