



## FOR SALE : RETAIL / LEISURE UNIT

### 24 Heathcoat Street, Nottingham NG1 3AA

#### LOCATION

The subject premises are located within the lifestyle and cultural quarter of Nottingham City Centre known as Hockley. Hockley is experiencing a surge in popularity thanks to its consistent day and night economy, providing a vibrant atmosphere created by an eclectic mixture of on trend national and independent operators.

Nearby occupiers include **Bar Iberico, Mesa, Rough Trade, Revolution, Brew Dog, Cow Vintage, Ice Nine, The Jam Cafe, Bunk Cocktails and Wings, The Curious Tavern, Hockley Arts Club, Ugly Bread Bakery, Annie's Burger Shack** and **The Angel Micro Brewery**.

#### PROPERTY

The property benefits from a ground floor retail unit with glazed shopfront and a tradeable open plan basement area.

#### ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor	64.38	693
Basement	44.77	482
<b>Total</b>	<b>109.15</b>	<b>1,175</b>

For further information or to arrange a viewing please contact **BOX Property**

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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT





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