



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
Total	109.15	1,175

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

Frankie Labbate
frankie@boxprop.co.uk
07930 406 727

Ben Tebbutt
ben@boxprop.co.uk
07930 406 608

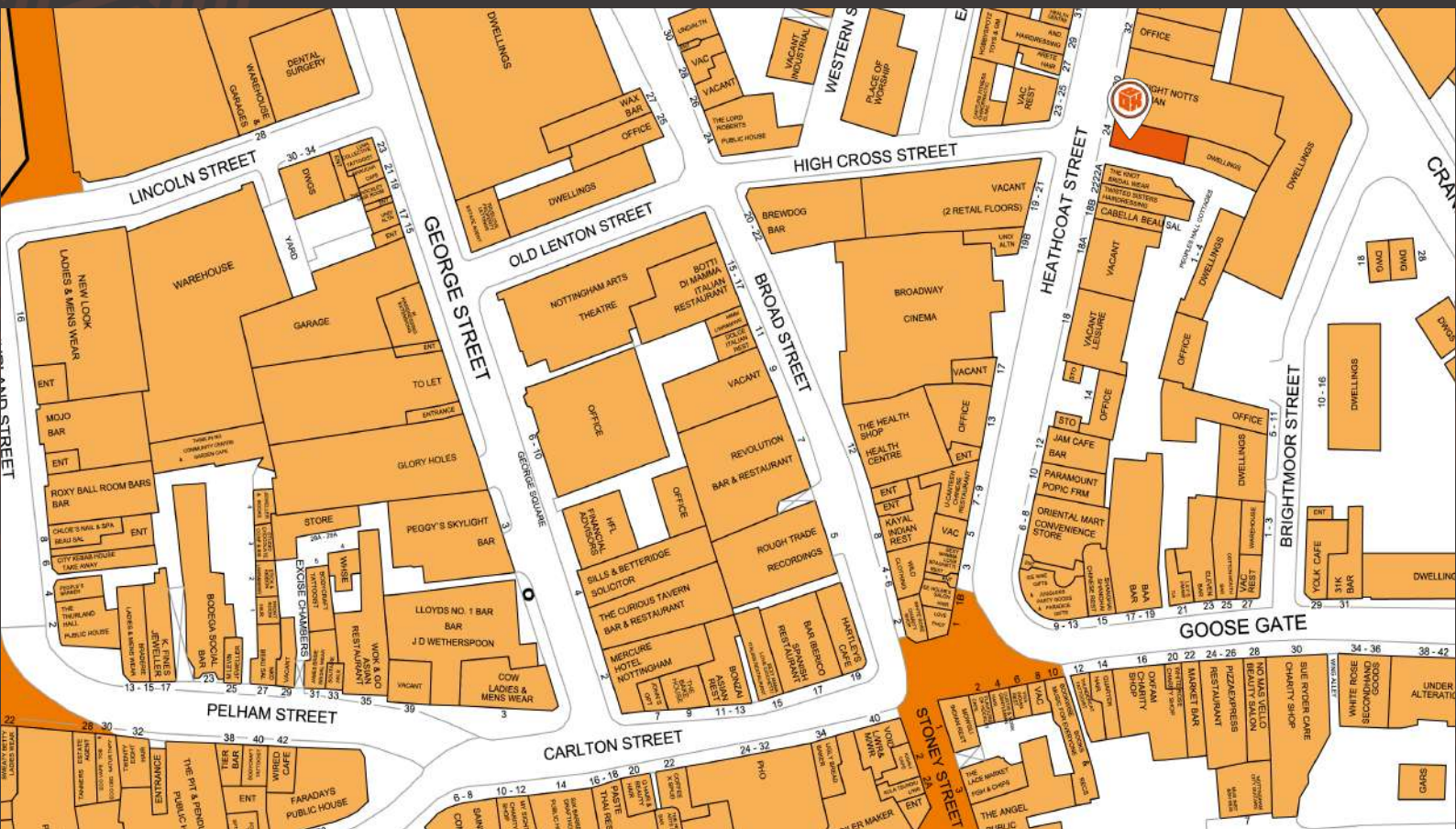
boxprop.co.uk
01157 844 777

office@boxprop.co.uk

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



BOX
property



FOR SALE : RETAIL / LEISURE UNIT

24 Heathcoat Street, Nottingham NG1 3AA

TENURE

The freehold property is for sale subject to the lease in place
(Lease details available upon request).

PRICE

£250,000 (plus VAT)

BUSINESS RATES

The Tenant will be responsible for the payment of business rates to the Local Authority. The premises have been assessed for rating purposes as follows:
Rateable Value (2023) £13,250.
UBR (2023/2024) 49.9p.
Rates Payable (2023/2024) £0. (Small business rate relief).

SERVICE CHARGE & INSURANCE

The service charge for the current financial year is estimated at £2,500 per annum, including insurance and is paid for by the tenant as part of their Lease agreement.

PLANNING

We understand the property benefits from planning consent for the following uses:
Class E (Commercial, Business and Services use)
(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in connection with this letting.

VAT

All sums quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VIEWING

Viewing is available by appointment with the sole agents.

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

Frankie Labbate
frankie@boxprop.co.uk
07930 406 727

Ben Tebbutt
ben@boxprop.co.uk
07930 406 608

boxprop.co.uk
01157 844 777
office@boxprop.co.uk
Park Lodge, Bridford Road, West Bridford, Nottingham NG2 6AT



BOX
property



FOR SALE : RETAIL / LEISURE UNIT
24 Heathcoat Street, Nottingham NG1 3AA



IMPORTANT NOTICE

Box Property give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Box Property or the vendor/ lessor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser/ lessor must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/lessor does not make or give and neither Box Property or any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Every care has been taken in the preparation of these particulars, but their accuracy cannot be guaranteed. All properties are offered subject to contract and availability.

boxprop.co.uk

01157 844 777

office@boxprop.co.uk

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