



BOX
property



TO LET : RETAIL / CAFE / TAKEAWAY UNIT

UNIT 2, 47 HEATHCOAT STREET, HOCKLEY, NOTTINGHAM, NG1 3AG

LOCATION

The property is conveniently located within the lifestyle and cultural quarter of Nottingham City Centre known as Hockley on Heathcoat Street home to a mixture of highly regarded independent and national occupiers. 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. The property benefits from a highly visible frontage benefitting from an open plan trading area and new glazed shopfront. The property forms part of a mixed use student residential and commercial development occupying a prominent and high exposure corner position opposite Nottingham Trent Universities Confetti campus on the ever improving Heathcoat street and Lower Parliament Street junction which is a day time and night time pitch both in terms of arterial traffic and pedestrian footfall. Nearby occupiers include Effy Coffee, Compa sicilian, Taquero, Jam Café, Sexy Mama loves Spaghetti, Suede Bar and Restaurant, and The Broadway Cinema.

PLANNING

The property benefits from planning consent for: Class E

ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor Sales	62.3	671
Basement Storage	62.3	671
Total	124.6	1,342

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

Frankie Labbate
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07930 406 727

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



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BUSINESS RATES

All interested parties should make their own enquiries with Nottingham City Council business rates department.

INSURANCE

The Insurance charge for the current financial year is available upon request

SERVICE CHARGE

A service charge will be applicable and charged on an annual basis.

RENT

£15,000 per annum exclusive

LEASE TERMS

The Premises are available on a new lease for a term of years to be agreed.

LEGAL COSTS

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

VAT

All sums quoted are exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VIEWING

Viewing is available by appointment with the sole agents.

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