

RETAIL INVESTMENT FOR SALE



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7 Carlton Street, Hockley, Nottingham NG1 1NL

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 time economy. It's vibrant atmosphere created by an eclectic mixture of on trend national and independent operators.

The property benefits from a highly visible and prominent position in close proximity to Hockley junction where Broad Street, Stoney Street Goosegate, Heathcote Street and Carlton Street meet forming the heart of Hockley.

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

ACCOMMODATION

The property comprises an attractive period building arranged in an open plan layout, over ground floor with additional storage in the basement.

	sq.m	sq.ft
Ground Floor	21.5	231
Basement	15.6	168
Total	37.1	399

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

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TENURE

Freehold subject to existing tenancy.

LEASE

The ground floor of the property is let to an independent tenant, effective from 18th July 2022 for 5 years at a rate of **£16,000** per annum, rising to **£17,500** per annum in years 4 and 5, expiring 18th July 2027. There is a tenant only break option on the 18th October 2025.

The lease includes a rent deposit equivalent to one quarters rent.

A copy of the lease is available upon request.

PURCHASE PRICE

The freehold interest is offered at a price of:

£225,000

Which reflects a gross yield of **7.33%**

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VIEWING

Viewing is available by appointment only. Contact details below.

ANTI MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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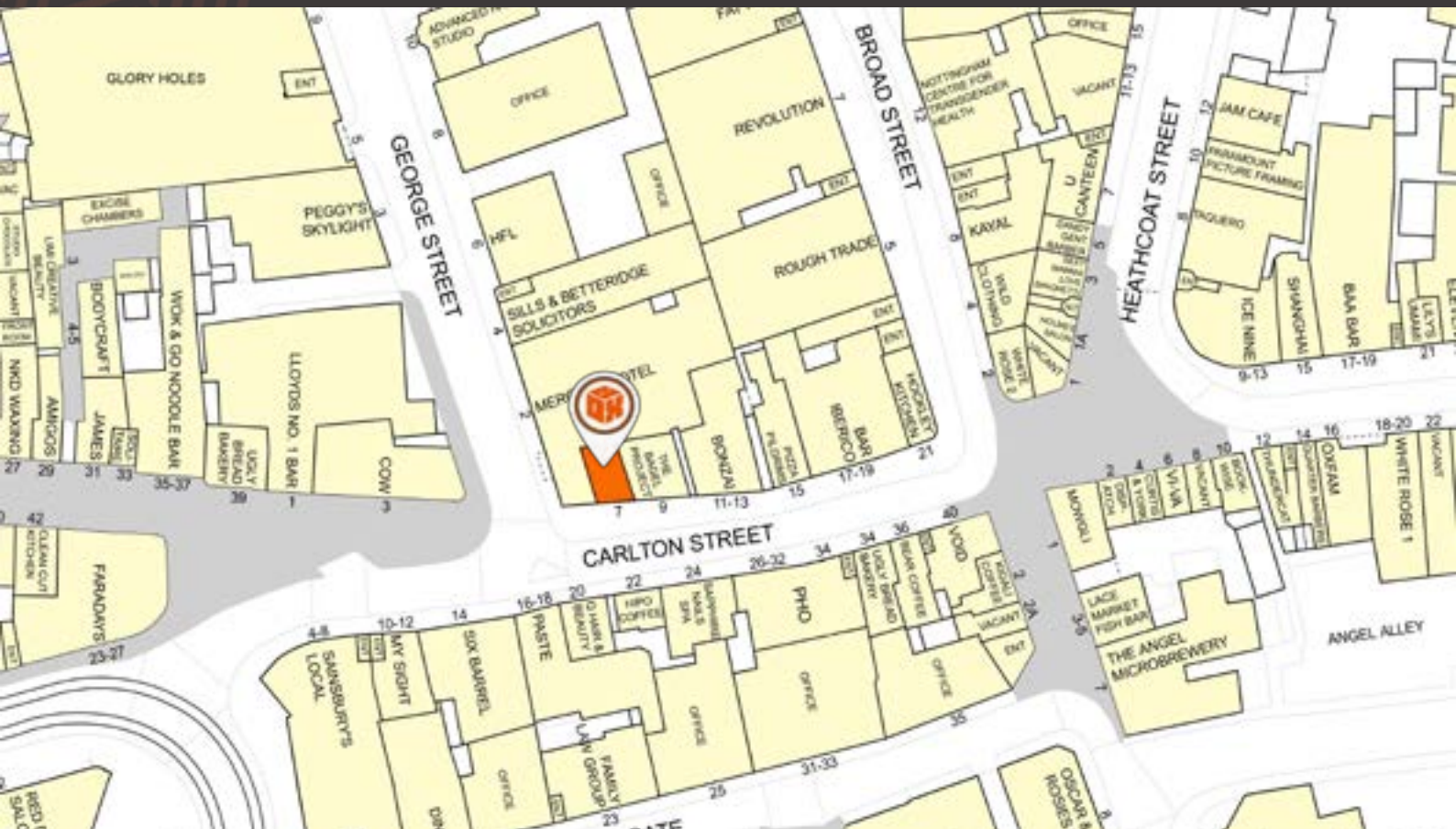
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IMPORTANT NOTICE

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