



TO LET : OFFICE / STUDIO

14-16 George Street, Nottingham NG1 3BH

LOCATION

The subject premises are located within the heart of 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 operator. The premises benefit from a prime and central corner location on George Street adjacent to the **Nottingham Arts Theatre**.

Nearby occupiers include **Lloyds no.1, The Mercure Hotel, The Curious Tavern, Rough Trade, Revolution, Pho, WEARECOW, Six Barrels, Hockley Arts Club, Bar Iberico, Brewdog, Sainsbury's and Wok&Go.**

ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor	65	700
First Floor	58	625
Basement	18.6	200
Total	141.6	1,525

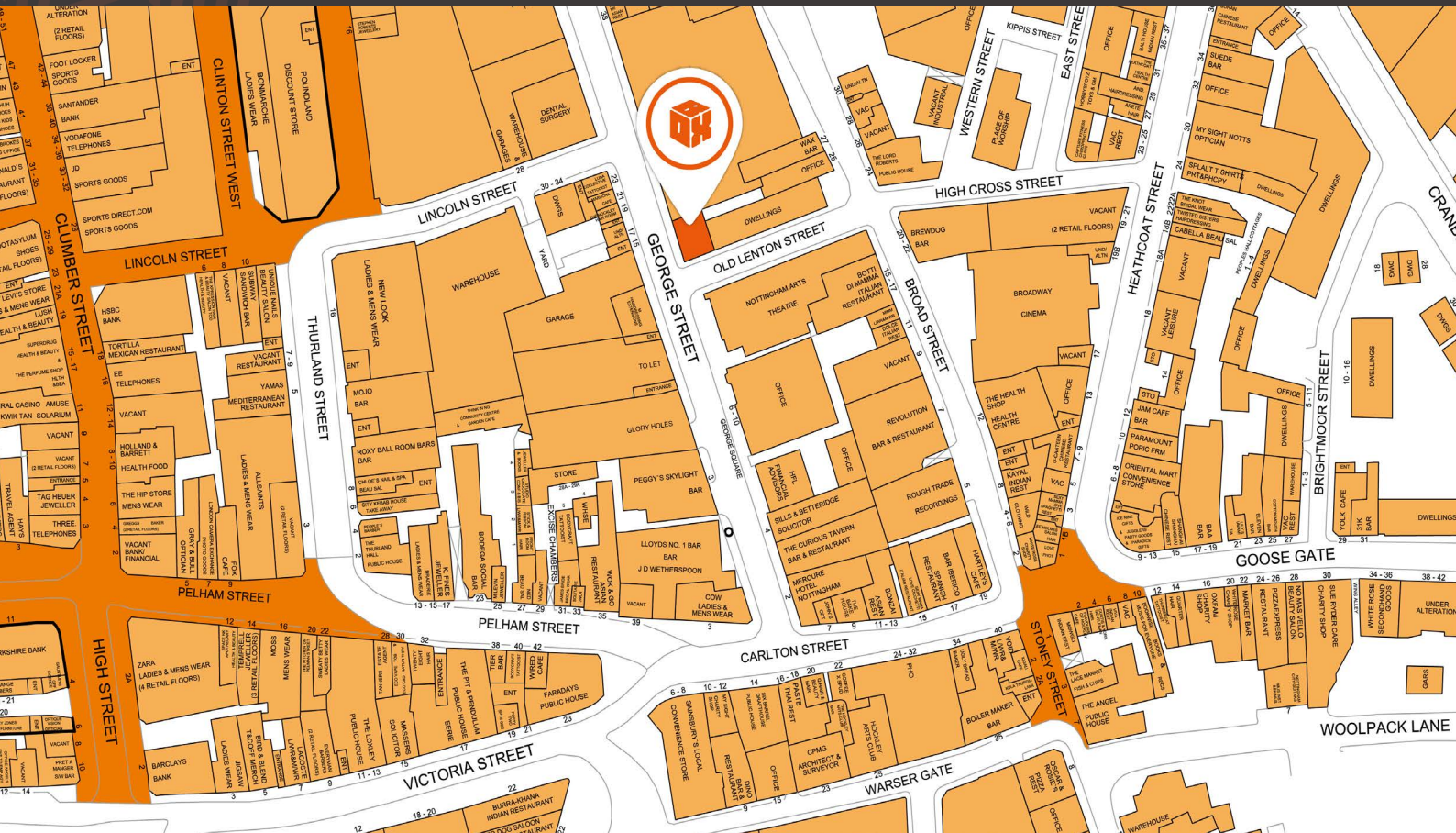
For further information or
to arrange a viewing please
contact BOX Property

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

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



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TENURE

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£20,000 per annum. The rent will be payable quarterly in advance.

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) £10,250.

UBR (2023/2024) 49.9p.

Rates Payable (2023/2024) £5,114.75.

INSURANCE

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

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.

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IMPORTANT NOTICE

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