



## LEASE FOR SALE : FULLY FITTED BAR

### 17 Broad Street, Nottingham NG1 3AJ

#### LOCATION

The property benefits from a highly visible and prominent position in close proximity to Hockley Junction where Broad Street, Stoney Street, Goosegate, Heathcoat Street and Carlton Street meet 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, Rough Trade, Revolution, Brew Dog, Cow Vintage, Fat Hippo, Bhons, Broadway Cinema, Pho** and **Ugly Bread Bakery**

#### ACCOMMODATION

The fully fitted bar provides the following approximate gross internal areas:

	sq.m	sq.ft
Ground Floor	75	807
Basement	66	705
<b>Total</b>	<b>141</b>	<b>1,512</b>

#### TENURE

Assignment of existing lease. Further details available upon request

#### PREMIUM

**£30,000**

#### RENT

**£35,000** per annum.

#### 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) £20,000

UBR (2023/2024) 49.9p.

Rates Payable (2023/2024) £9,980

#### ALCOHOL LICENSE

License for the sale of alcohol between **08:00am - 01:30am** Monday-Sunday

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

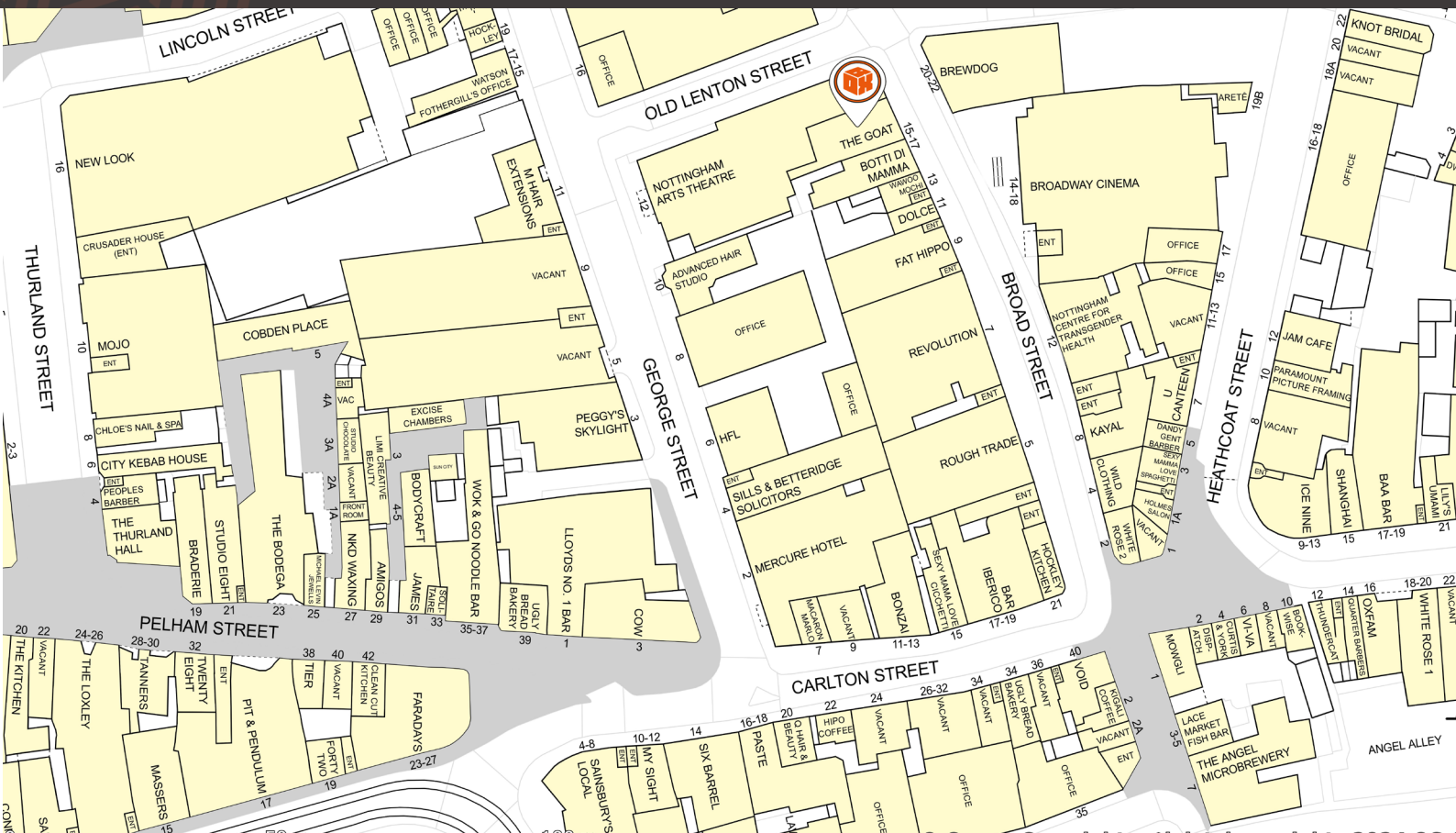
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### SERVICE CHARGE

The service charge for the current financial year is estimated at £X per annum.

### 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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