

TO LET: FULLY FITTED RESTAURANT / BAR

8 Stoney Street, Hockley, Nottingham NG1 1LP

The property benefits from a highly visible, prominent corner position in the centre of Hockley; the lifestyle and cultural quarter of Nottingham City Centre. 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, Pizza Pilgrims, Pho, The Jam Cafe, Bunk Cocktails and Wings, The Curious Tavern, Hockley Arts Club, Ugly Bread Bakery, Fat Hippo, Mowgli, and The **Angel Micro Brewery**.

The premises provide the following approximate internal areas:

Basement Total	44.13 289.67	475 3.215
First Floor	127.27	1,370
Ground Floor	127.27	1,370
	sq.m	sq.ft

The property benefits from a large outside smoking area / terrace suitable for a variety of uses.





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

£55,000 per annum.

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) £30,000.

UBR (2023/2024) 49.9p.

Rates Payable (2023/2024) £14,970.

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

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

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).

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

All sums quoted exclusive of VAT if applicable.

Availabe upon request.

Viewing is available by appointment with the sole agents.

For further information or to arrange a viewing please frankie@boxprop.co.uk ben@boxprop.co.uk contact BOX Property

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Ben Tebbutt 07930 406 608

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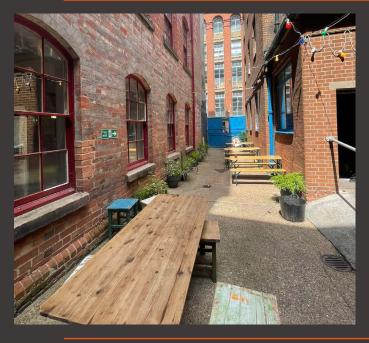






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