



## TO LET : LEISURE UNIT

9 George Street, Hockley, 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 operators. The premises benefits from a prime and central location on George Street adjacent to Peggy's Skylight and directly opposite the Nottingham Arts Theatre.

Nearby occupiers include **Lloyds no.1, Nottingham Arts Theatre, The Mercure Hotel, Rough Trade, Pho, Pizza Pilgrims, We Are Cow, Ugly Bread Bakery Six Barrels, Hockley Arts Club, Bar Iberico, Mowgli** and **Taquero** to name but a few

### ACCOMMODATION

The premises provide a ground floor restaurant and kitchen with full extraction, Gas, Water and 3 phase Electricity. The property provides the following approximate accommodation:

	sq.m	sq.ft
Ground Floor Restaurant	247	2,658
Ground Floor Kitchen	46	495
<b>Total</b>	<b>293</b>	<b>3,153</b>

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

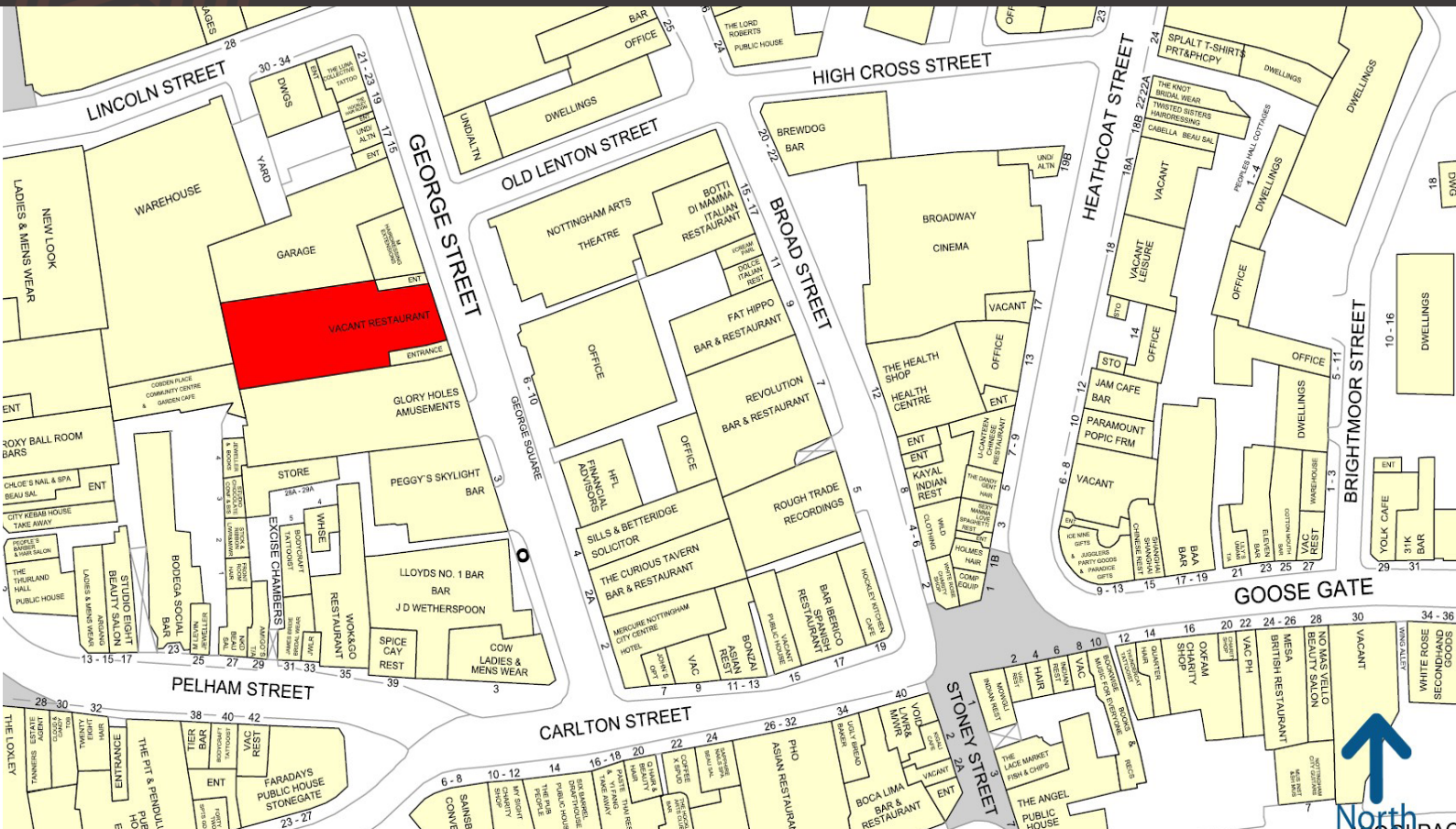
**boxprop.co.uk**  
01157 844 777

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



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property



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### LEASE

The property is available on a full repairing and insuring leasehold basis for a period of years to be agreed.

### RENT

£45,000 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 (2023/2024) £51,500  
UBR (2023/2024) 54.6p  
Rates Payable (2023/2024) £28,119

### LEGAL COSTS

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

### 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).

### VAT

Value added tax is applicable at the prevailing rate.

### SERVICE CHARGE

Available upon request.

### ENERGY PERFORMANCE CERTIFICATE

Available upon request.

### VIEWING

Viewing is available by appointment with the sole agents.

### ALCOHOL LICENCE

Available upon request.

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**IMPORTANT NOTICE**

Box Property give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Box Property or the vendor/ lessor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser/ lessor must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/lessor does not make or give and neither Box Property or any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Every care has been taken in the preparation of these particulars, but their accuracy cannot be guaranteed. All properties are offered subject to contract and availability.

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