

39 Pelham Street | Hockley  
Nottingham | NG1 2EA

## Prominent retail unit in the heart of Hockley

198.43m<sup>2</sup> (2,136ft<sup>2</sup>)



- New lease available
- Planning consent A1 (shops) or A3 (café/restaurant)
- £47,500 per annum exclusive
- GF sales 627ft<sup>2</sup> and mezzanine sales 285ft<sup>2</sup>
- Total area 2,136ft<sup>2</sup>
- Nearby occupiers include All Saints, Tier Bar, Wired Café, Cow, Bar Iberico, Mowgli Street Food, Six Barrels Drafthouse, Sweaty Betty and Sainsburys

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**To Let**



## Location

The property is situated in the heart of the Hockley area of Nottingham City Centre, which hosts an eclectic mix of retail, leisure, national and independent businesses.

The property occupies an extremely prominent position with close proximity to all major bus and tram routes through the city at the junction of Pelham Street, Fletcher Gate, Carlton Street and Victoria Street. Pelham Street leads directly onto Long Row and the Market Square and intersects with the prime pitch of Clumber Street.

Nearby retailers include All Saints, Tier Bar, Wired Café, Cow, Bar Iberico, Mowgli Street Food, Sweaty Betty, Six Barrels Drafthouse and Sainsbury's.

## Accommodation

The property provides the following approximate areas:-

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	58.25	627
Basement Sales	35.95	387
Mezzanine Sales	26.48	285
First Floor Stores	32.60	351
Second Floor Stores	45.15	486
<b>Total</b>	<b>198.43</b>	<b>2,136</b>

Internal Width	8.0	26'03"
Shop Depth	8.5	27'11"



## Lease

A new 10 year lease with a 5 year rent review on fully repairing and insuring terms.

## Rent

The premises are available at a rent of:-

**£47,500 per annum exclusive of rates**

## Planning

We understand the property has planning consent for:-

**A3 (café/restaurant)**

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Nottingham City Council on 0115 915 5555).

## Business Rates

We are advised by Nottingham City Council Business Rates Department that the property is assessed as follows:-

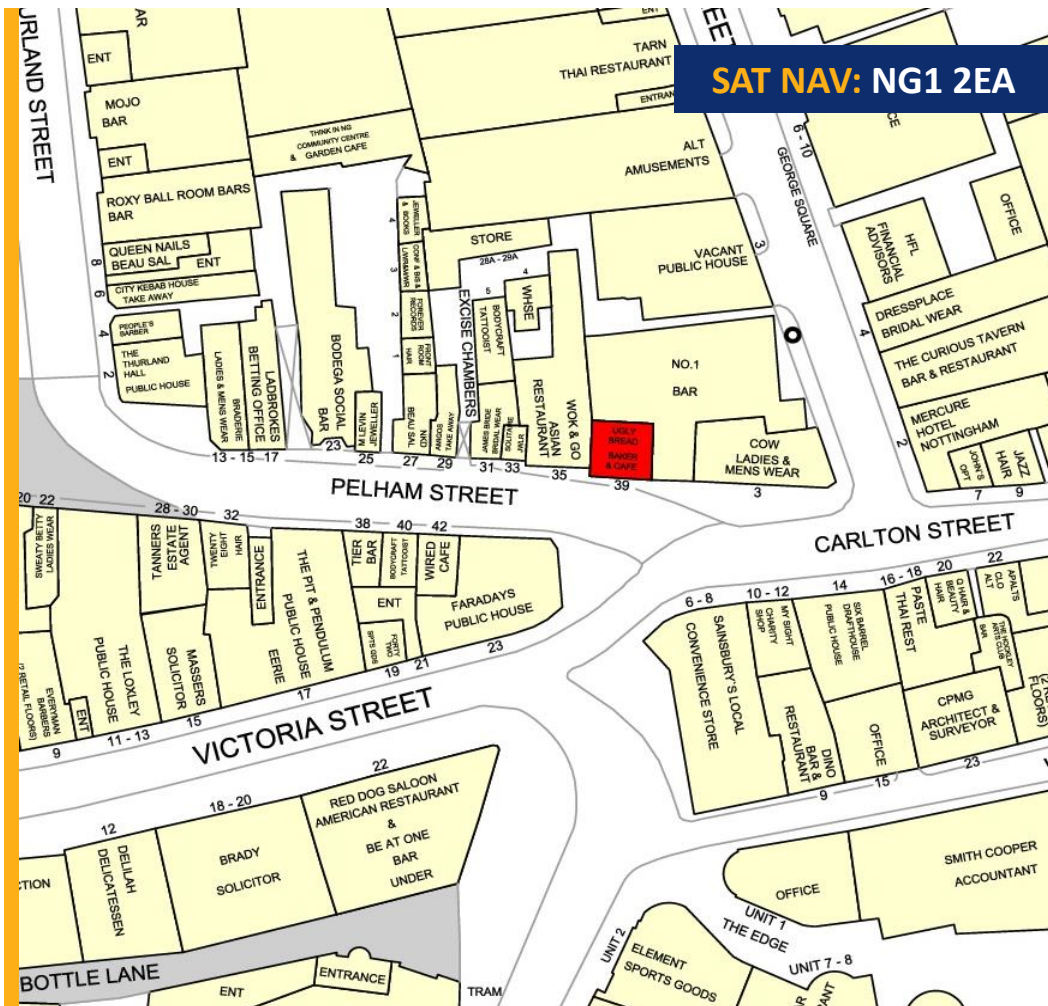
**Rateable Value: £23,750**

The current UBR is 49.3p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

## Legal Costs

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





**For further information or to arrange to view please contact:**

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