

Retail opportunity

20.45 sq m (220 sq ft)

19 George Street, Hockley, Nottingham NG1 3BH

To Let



- Located in Nottingham's Creative Quarter
- Newly refurbished
- Immediately available



Retail opportunity

19 George Street, Hockley, Nottingham NG1 3BH

Location

The property is located on the northern side of George Street in Hockley, close to its junction with Lower Parliament Street.

The area is popular with independent retailers, bars and restaurants, with nearby occupiers including Bar Iberico, Pizza Express and a range of local/regional retailers.

The Property

The premises comprise a ground floor retail area with kitchenette to the rear, together with further ancillary storage and toilet facilities.

Accommodation

The property has the following approximate net internal floor area, measured in accordance with the RICS Code of Measuring Practice:-

Ground floor sales	10.78 sq m	116 sq ft
Kitchen	5.48 sq m	59 sq ft
Rear Storage	4.19 sq m	45 sq ft
TOTAL	20.45 sq m	220 sq ft

Services

We understand that mains water and electricity are available and connected to the premises but we can provide no warranty with regard to the capacity or connectivity.

Town & Country Planning

We understand the premises have consent for uses falling within Class A1 of the Town & Country Planning (Use Classes) Order. Alternative retail uses may be permitted, however interested parties are advised to contact Nottingham City Council's Planning Department in respect of their proposed use.

EPC

The property has an EPC rating within Band 'D'.

Rates

Charging Authority:	Nottingham City Council
Description:	Shop & Premises
Rateable Value:	£3,550
UBR:	0.480
Period:	2018/2019

Terms

The premises are available by way of a new internal repairing and insuring lease for a term of years to be agreed.

Rent

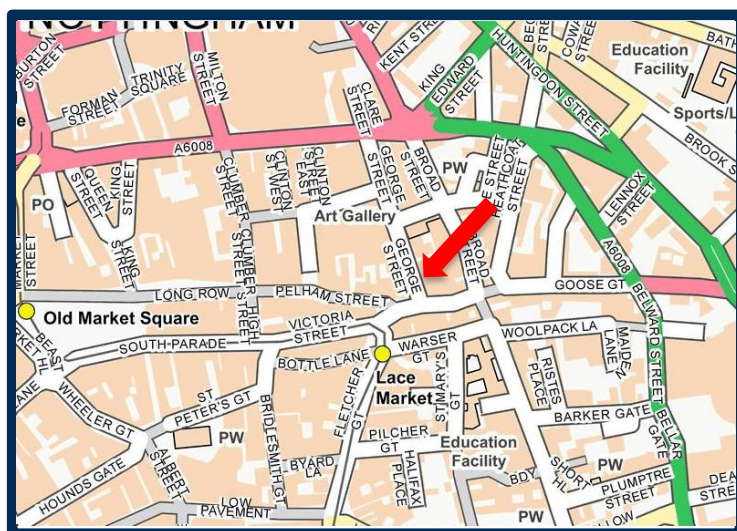
£8,000 per annum exclusive.

VAT

All rents are quoted exclusive of VAT, if applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the transactions.



Viewing

Strictly by prior appointment
with the sole agents.

NG: James McArthur

T: 0115 989 7093

E: james@ng-cs.com

Property Misdescriptions Act: 1. Statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agents, the Vendor or Lessor. They are made subject to contract and form no part of any contract or warranty. 2. Particulars are prepared in good faith, to give a fair overall view of the property. If anything is particularly relevant to your interest, ask for further information. These particulars are believed to be correct; accuracy is not guaranteed. 3. The particulars are not a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. Information on services is based on information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to purchase. 4. Photograph/s depict only certain parts of the property; it should not be assumed that any contents or furnishings, furniture etc in the photograph/s are included within the sale. 5. Dimensions, distances and floor areas are approximate. Plan areas and measurements are based on Ordnance Survey Group Plans and there may be some discrepancy with Title Deeds. These are given as a guide only. Purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective. 7. Information on Town & Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. 8. Plans contained within these particulars have been reproduced by permission of Emap/Ordnance Survey, are not to scale and are for identification purposes only.

SUBJECT TO CONTRACT

Ref: JM/SFT/8456 16.11.18

Energy Performance Certificate

Non-Domestic Building



19 George Street
NOTTINGHAM
NG1 3BH

Certificate Reference Number:
0450-0138-0159-0923-8002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 95

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	19
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	155.82
Primary energy use (kWh/m ² per year):	921.72

Benchmarks

Buildings similar to this one could have ratings as follows:

26

If newly built

75

If typical of the existing stock