

BAR/RESTAURANT INVESTMENT

- ▶ Award winning bar/restaurant situated in the heart of Hockley, Nottingham City Centre's lifestyle and cultural quarter.
- ▶ Fully let to Nonagon Ltd (**Experian Score 89**) part of Fletchergate Industries who operate nine highly regarded bars across Nottingham, at a rent of **£56,723 per annum.**
- ▶ Licensed for opening between 9.00am and 3.00am seven days a week.
- ▶ GIA 6,593 sq ft (612.55 sq m)

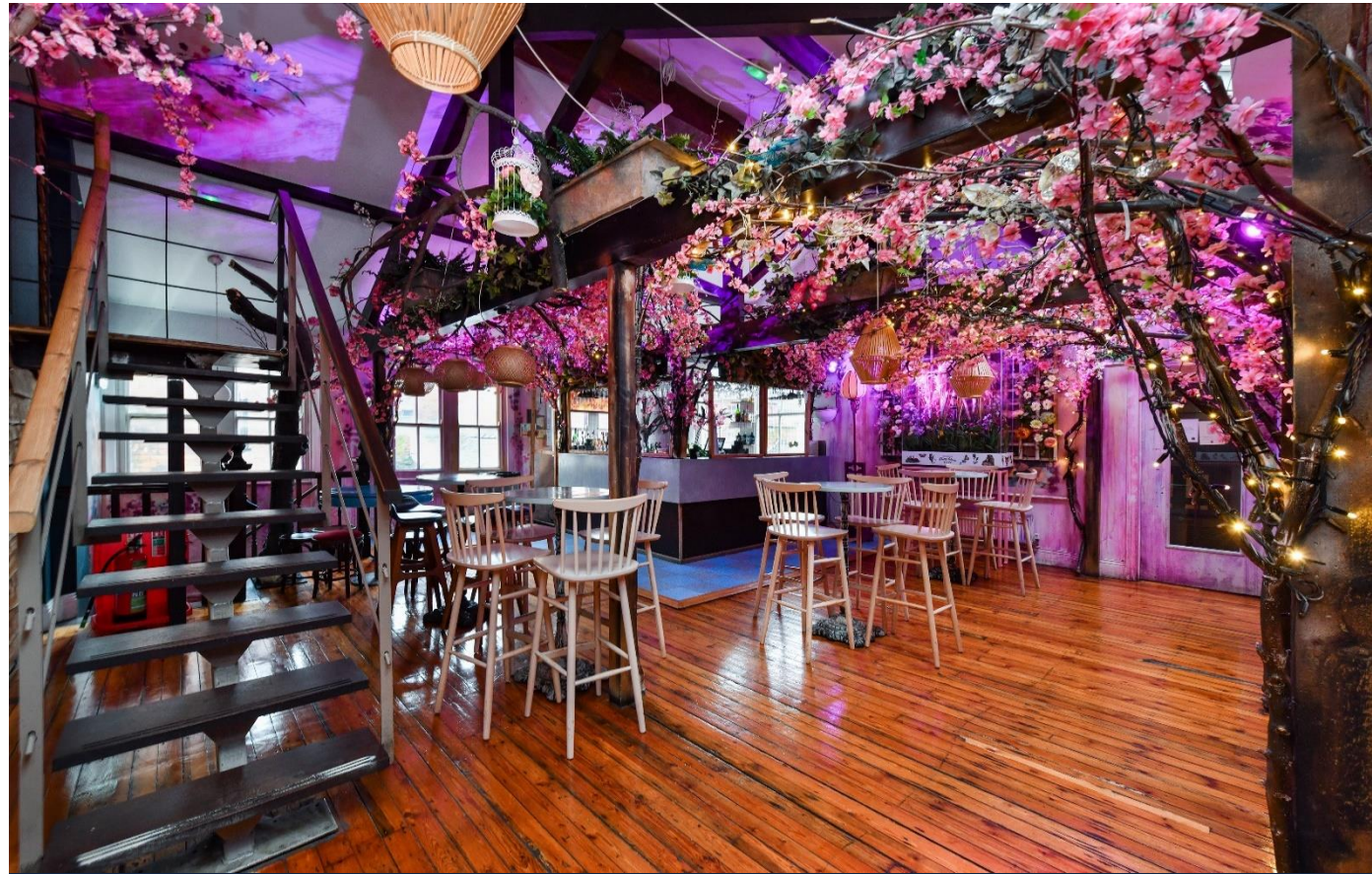
For enquiries and viewings please contact:



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Hockley Arts Club, 25 Warser Gate, Hockley, Nottingham, NG1 1NU

Location

The property is located within Hockley, Nottingham’s lifestyle and cultural hub known for it’s eclectic mix of independent and national operators.

The area boasts a vibrant day and nighttime economy offering a mix of shops, restaurants and bars alongside creative commercial occupiers and city Centre dwellers.

Nearby occupiers include Bar Iberico, Cow Vintage, Sexy Mama Loves Spaghetti, Bunk Cocktail and Wings, Taquero, Pho, The Bagel Project, Ugly Bread Bakery, Mowgli, Baa Bars, York.

The city is well serviced by excellent public transport with national rail links to London, and extensive tram (NET) network. The M1 motorway is situated to the west with Junction 24, 25 and 26 providing good access into Nottingham.

Description

Originally a Victorian Lace Factory, the property comprises a bar and restaurant together with commercial kitchen arranged over four floors which has been fitted out by the current tenant to provide an opulent interior which makes the most of the property’s period features.

The principle entrance is from Hockley’s main thoroughfare, Carlton Street, with a second frontage onto Warser Gate. ,

Further information on the venue can be found at:

www.thehockleyartsclub.com

Accommodation

The property provides the following approximate accommodation:

| | SqM | Sq Ft |
|-----------------------------|---------------|--------------|
| Basement | 161.06 | 1,734 |
| Ground floor | 171.03 | 1,840 |
| 1st Floor | 182.93 | 1,969 |
| 2nd Floor | 97.53 | 1,050 |
| Total | 612.55 | 6,593 |

(Measurements are quoted on a Gross Internal basis, in accordance with RICS Code of Measuring Practice.)

Business Rates

From information taken from the Valuation Office Agency (VOA) website the property has a current rateable value of £45,500.

EPC

The premises have an EPC assessment of: C-67.

Planning

We understand the property benefits from planning consent for the following uses:

Use Class E (Commercial, Business and Services use) under the Town & Country Planning (Use Classes) Order 1987 as amended. Making the premises suitable for uses such as a bar, or restaurant.

The property is Grade II Listed and is situated within the Lace Market Conservation Area.

Licensing

The premises are licensed for opening between 9am and 3am seven days a week. Interested parties are advised to make their own enquiries of the licensing authority.

Data Vault

A password protected online data vault is available via the agents and includes:

- Floorplans
- Planning information
- Title Documents
- Energy Performance Certificate (EPC)
- Lease Documentation

Tenure

The property is held freehold subject to a 15 year lease expiring on 31st July 2030 to Nonagon Ltd, part of Fletchergate Industries, at a passing rent of £56,723 per annum. The lease is subject to a tenant only break and a rent review to not less than £63,476 per annum in July 2025.

Price

Offers in excess of **£825,000** are invited for the freehold interest subject to the existing lease.

VAT

The property has been elected for VAT.

Viewing

Viewings are strictly by appointment only with sole agents Innes England.

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Commercial Kitchen



Ground Floor



1st Floor



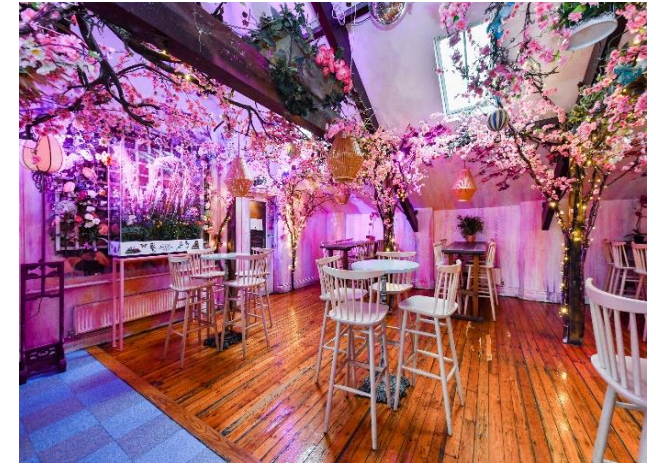
1st Floor



1st Floor



2nd Floor



Warser Gate frontage



Carlton Street entrance



Nearby occupiers



Nearby occupiers



