

# **FOR SALE**

## **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)

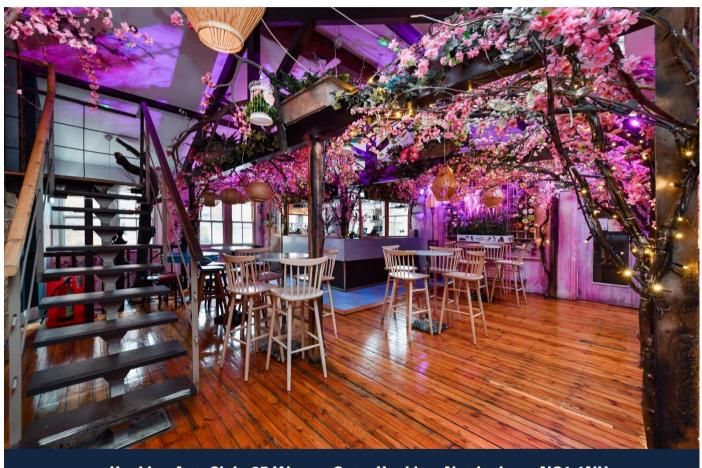
### For enquiries and viewings please contact:



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MAKE A GREAT DECISION

#### 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, Yolk.

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.thehocklevartsclub.com

#### Accommodation

The property provides the following approximate accommodation:

	SqM	Sq Ft
Basement	161.06	1,734
Ground floor	171.03	1,840
1 <sup>st</sup> Floor	182.93	1,969
2 <sup>nd</sup> 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.

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#### 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.

Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of lnnes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO



# **FOR SALE**

#### **Commercial Kitchen**



**Ground Floor** 



1st Floor



1st Floor



1st Floor



2<sup>nd</sup> Floor



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# **FOR SALE**

### **Warser Gate frontage**



### **Nearby occupiers**



### **Carlton Street entrance**



### **Nearby occupiers**



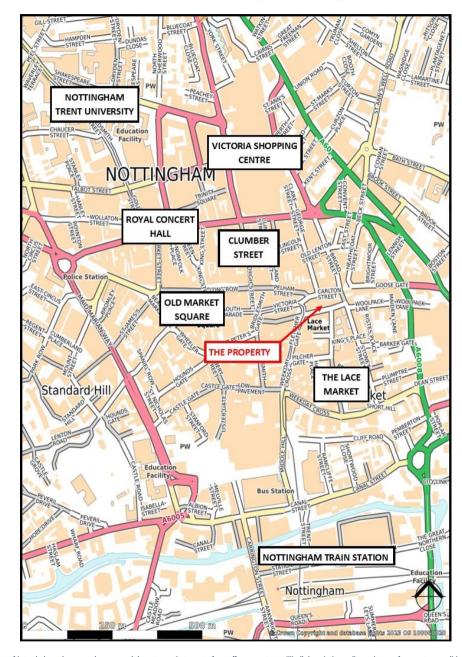
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MAKE A GREAT DECISION

# Peggy's Skylight Rough Trade Nottingham The Curious Tavern cow The Bagel CARLTON STREET Six Barrel Drafthouse Sainsburys New College (HE and FE) Adams Walk

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