

MULTI-USE E CLASS PREMISES TO LET – LOWER GROUND FLOOR

**The Peoples Hall
18 Heathcote Street
Hockley, Nottingham**

NO BAR/RESTAURANT USERS

RATES FREE (STQ)

SAT NAV REF:

NG1 3AA



- Grade II* Listed feature building available for a range of uses (STP).
- Historic landmark building originally built in 1750 for Ann Morley
- Lower ground floor – Gross Internal Area 114 sq m (1,225 sq ft).
- Net Internal Area- 101 sq m (1,087 sq ft)
- **TO LET ON NEW 3 YEAR CONTRACTED OUT LEASE**
- **RENTAL - £16,500 PAX (PLUS VAT) - RATES FREE (STQ)**

TEL: **0115 986 3555**



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- L. All prices, rentals and service charges are quoted exclusive of VAT and interested parties are asked to take independent advice.

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LOCATION

The subject property is located within the Hockley area of Nottingham close to a range of new City Living projects as well as a range of Retail, Leisure, Bar and Restaurant users.

The property is close to the junction with High Cross Street and proximity to a range of other National and Independent traders on Broad Street, Carlton Street, Goose Gate and Stoney Street.

Occupiers include Etty Café, Taquero Restaurant, Jam Café/Bar, Broadway Cinema, Brew Dog and My Sight.

DESCRIPTION

The premises comprise essentially two properties at 18 Heathcote Street (formerly Beck Lane). It was originally known as Morley House built in 1750 for Ann Morley. The Morley family were wealthy Salt Earthenware Manufacturers and Pottery producers.

There is a converted 18th Century Town House and 19th Century former Public Hall.

In 1843 Nottingham School of Design (Nottingham Trent University) first opened to educate workers in the Lace and Textile Industry before becoming The Peoples Hall Institute a working man's hall. The building was doubled in size and re-fronted.

The building is now ready for the next phase in its history and the lower ground floor could be reformatted for a range of café, office, leisure type uses (not bars, restaurants, or hot food takeaways) subject to the appropriate Planning Consents.

There is a self-contained entrance with steps down to open plan front and rear rooms. There are 2 WCs, and a rent-free period may be granted for fit-out and internal refurbishment works.

ACCOMMODATION

The accommodation can be more fully described as follows:

Lower Ground Floor

Gross Internal – 114.00 sq m (1,225 sq ft)

Net Internal - 101.00 sq m (1,087 sq ft)

RENTAL

£16,500 pax, payable quarterly in advance

LEASE

The premises are available on new contracted out internal repairing and insuring lease for an initial term of 3 years.

RATING ASSESSMENTS

The premises have an RV (2023) - £7,800 For qualifying occupiers that should be rates free (STQ).

Applicants are advised to make their own enquiries with the Valuation Office Agency or Nottingham City Council. No warranty is given by the landlords nor New West Ltd.

PLANNING

The premises potentially come under the new E Classification and could therefore suit a range of potential office, leisure, clinic, retail, or café uses.

The landlords are not looking for Licence Restaurant, Bar uses or Hot Food Takeaways.

The premises are Grade II* Listed from 12 July 1972.

It is stated that the premises were dated 1750, converted and altered in 1854 of red brick partly rendered with painted ashlar dressings and slate roofs.

Appropriate Listed Building and Conservation Area Consents may therefore be required.

Interested parties should speak to Nottingham City Council Planning Department (telephone: 0115 9155555).

Neither the landlords nor New West Ltd offer any warranty in respect of the Planning (existing or proposed), Fire or Building Regulations.

COMMERCIAL ENERGY PERFORMANCE CERTIFICATE

The premises are Listed, and we are informed do not require an EPC. Interested parties should take their own advice.

LEGAL FEES

Tenants to bear the landlords' abortive legal costs incurred in the transaction. Each party to bear their own on a successful letting.

VAT

We understand VAT is applicable to the rental service charge rental and buildings insurance. The position regarding VAT is always reserved.

MONEY LAUNDERING POLICY

In accordance with Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful tenant.

VIEWING

Strictly by appointment through the sole agents: **New West, 17 The Triangle, NG2 Business Park, Nottingham, NG2 1AE.**
Telephone: 0115 986 3555
Philip Westin-Hardy 07771 754384
Email: philip@newwest.co.uk

PNW/2133/2.25



REAR ELEVATION 18 HEATHCOTE



ENTRANCE 18 HEATHCOTE STREET



LOWER GROUND REAR ROOM



LOWER GROUND FRONT ENTRANCE

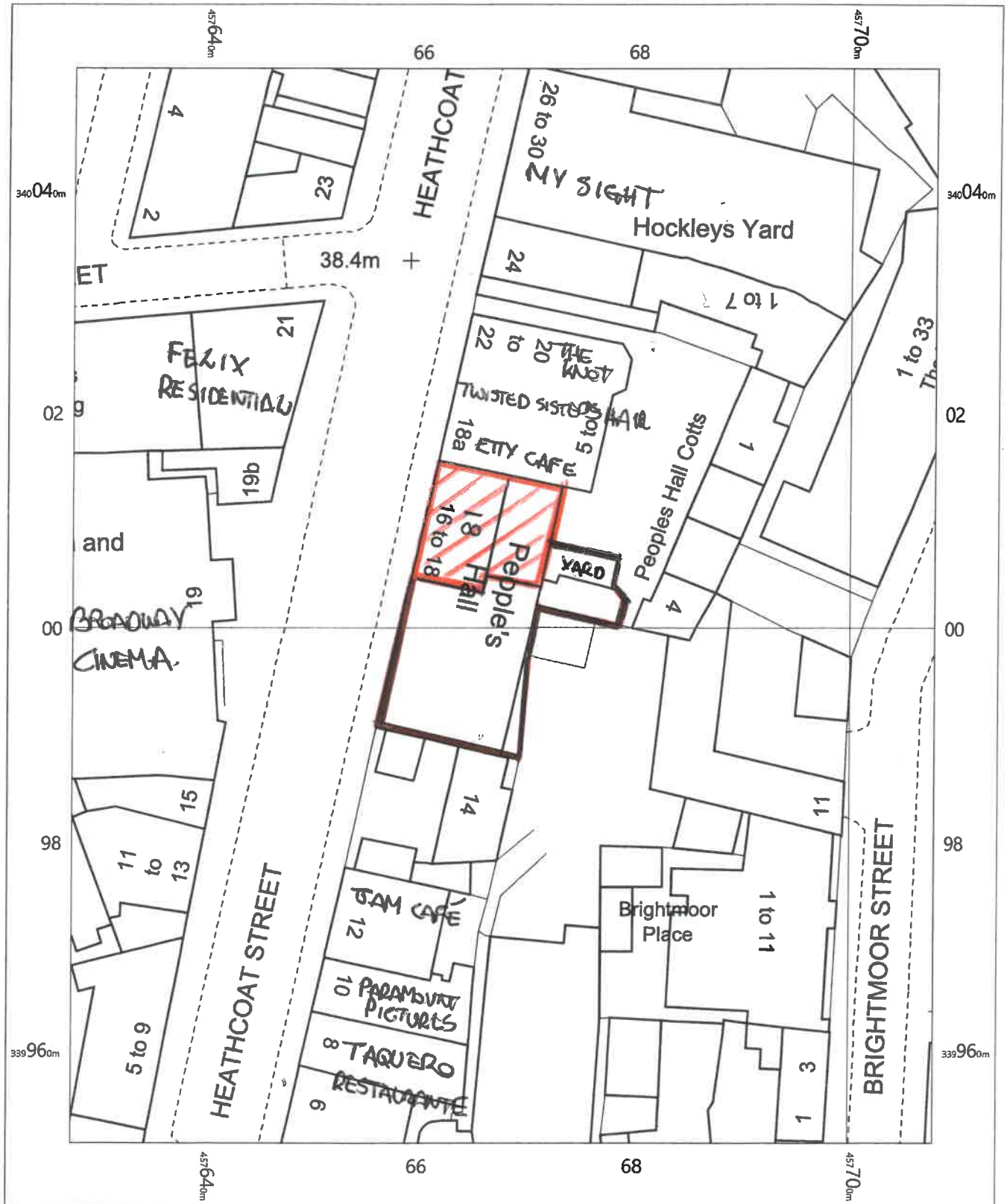


LOWER GROUND REAR ROOM



LOWER GROUND FRONT ROOM

18 Heathcote Street



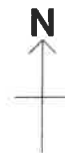
Lower Ground Floor

18 Heathcote Street
Nottingham
NG1 3AA

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lower Ground Floor



ENT. →

HEATHCOTE STREET

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