#### **Nottinghamshire NG1 6AA**

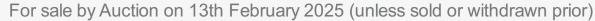
For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)





**Substantial Mixed-Use City Centre Investment** 

#### **Nottinghamshire NG1 6AA**





#### **Property Information**

On behalf of Nottingham City

Council

#### **Substantial Mixed-Use City Centre Investment** · Major city centre location • Substantial unbroken parade • Includes a self contained public house, restaurant, offices and residential flats • Directly opposite Nottingham Castle and next to Nottingham College in an attractive and busy location · Active management potential Auction Lot 20 13th February 2025 Rent Status £101,500 per Annum Exclusive Available Sector **Auction Venue** Public House, Residential, Mixed Live Streamed Auction Use

Location							
Miles	16 miles north of Loughborough, 51 miles north-east of Birmingham						
Roads	A6008, A612, A6005 Nottingham Station						
Rail							
Air	East Midlands Airport						
Situation							
16 miles no property is s directly opp a densely p	is regarded as the capital of the East Midlands and is approximately orth of Loughborough and 51 miles north-east of Birmingham. The situated 500m south-east of Nottingham City's prime retail centre and iosite Nottingham Castle in a well established location, surrounded by opulated residential suburb.						
Tenure							
Freehold.							
EPC							
See legal p	ack.						

Descripti	ion .
	rty comprises a substantial unbroken parade of a series of attractive sted commercial and leisure buildings with a substantial frontage facing n Castle.
VAT	
VAT is not	applicable to this lot.
Note	

The Special Conditions of Sale provide for the Buyer to pay to the Seller an additional sum (VAT not applicable) as a contribution towards the Seller costs.

DISCLAIMER

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#### **Tenancy & Accommodation**

Unit	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x	Rent Review (Reversion)
5-7 Castle Road	Ground First Second Basement	Restaurant Ancillary Ancillary Ancillary	143.70 124.20 25.20 35.60 (1)	(1,546) (1,336) (271) (383)	EVER SO SENSIBLE RESTAURANTS LIMITED (CRN: 06835103) (2)	31/12/1995 until 30/12/2020 (currently Holding Over)	£35,400	
7 Castle Road	First and Second	Residential Flat			EVER SO SENSIBLE RESTAURANTS LIMITED(CRN: 06835103) (2)	01/07/1998 until 30/12/2020 (currently Holding Over)	£6,100	
3 Castle Road	Ground First Second Basement	Office Office Office Ancillary	36.00 23.80 14.30 16.30 (1)	(387) (256) (153) (175)	VACANT POSSESION			
1 Castle Road and 75-77 Hounds Gate	Ground First Second Basement	Public House Ancillary Flat Ancillary	121.30 120.10 96.60 51.50 20.60	(1,305) (1,292) (1,039) (554) (221)	EVER SO SENSIBLE RESTAURANTS LIMITED(CRN: 06835103) (2)	01/11/2019 until 31/10/2039	£60,000	01/11/2024. This Rent Review is outstanding
Total Approximate Commercial Floor Area			829.20	(8,918)			£101,500	

<sup>(1)</sup> The above floor areas are those published by the Valuation Office Agency (https://www.gov.uk/find-business-rates)

<sup>(2)</sup> Ever So Sensible Restaurants Limited were incorporated in March 2009 and for the year ending 31st August 2023 reported net assets of £1,039,317. (Source: Unaudited Financial Statements for the year end 31st August 2023 as published at Companies House, 13/01/2025)

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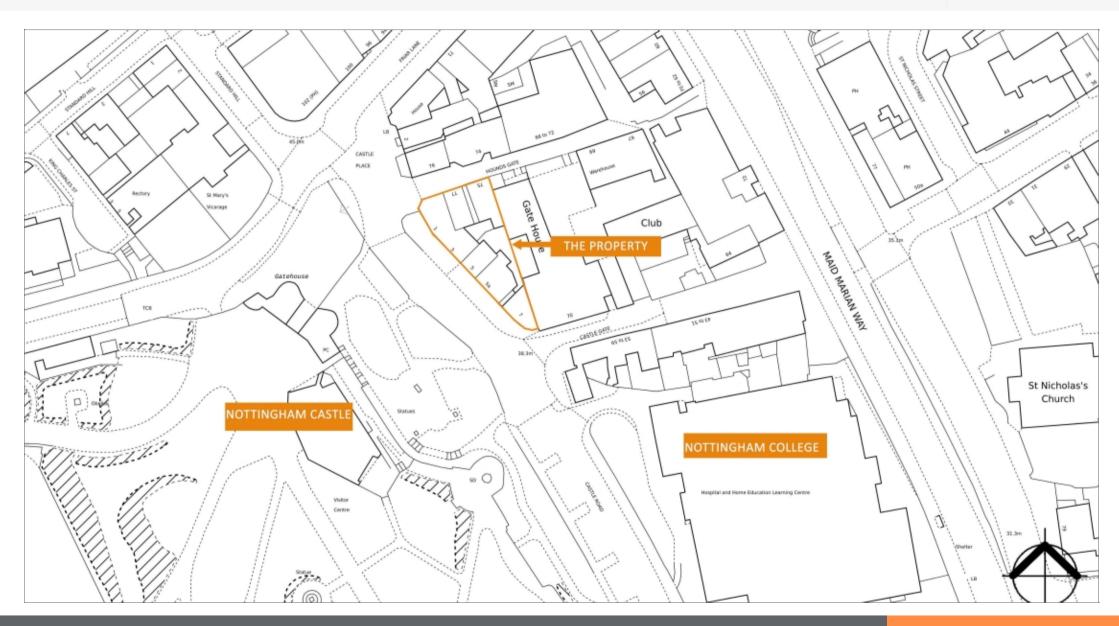




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#### **Contacts**

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#### Seller's Solicitors

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