

# Lot 20, 1,3 and 5-7 Castle Road and 75-77 Hounds Gate, Nottingham, Nottinghamshire NG1 6AA

For sale by Auction on 13th February 2025 (unless sold or withdrawn prior)



On Behalf  
of



Nottingham  
City Council

Substantial Mixed-Use City Centre Investment

[www.acuitus.co.uk](http://www.acuitus.co.uk)

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## Property Information

### 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

#### Lot

20

#### Auction

13th February 2025

#### Rent

£101,500 per Annum Exclusive

#### Status

Available

#### Sector

Public House, Residential, Mixed Use

#### Auction Venue

Live Streamed Auction

On behalf of Nottingham City Council

### Location

#### Miles

16 miles north of Loughborough, 51 miles north-east of Birmingham

#### Roads

A6008, A612, A6005

#### Rail

Nottingham Station

#### Air

East Midlands Airport

### Situation

Nottingham is regarded as the capital of the East Midlands and is approximately 16 miles north of Loughborough and 51 miles north-east of Birmingham. The property is situated 500m south-east of Nottingham City's prime retail centre and directly opposite Nottingham Castle in a well established location, surrounded by a densely populated residential suburb.

### Tenure

Freehold.

### EPC

See legal pack.

### Description

The property comprises a substantial unbroken parade of a series of attractive Grade II listed commercial and leisure buildings with a substantial frontage facing Nottingham 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.

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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 POSSESSION			
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
<b>Total Approximate Commercial Floor Area</b>			<b>829.20</b>	<b>(8,918)</b>			<b>£101,500</b>	

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

(2) 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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## Contacts

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