

lot 6

Newdigate House, 62-64 Castle Gate Nottingham, Nottinghamshire NG1 6AF

Rent
£50,000
per annum
exclusive

Grade II Listed Restaurant/Leisure
Investment in Historic City Centre
Location

- Restaurant let to World Service Restaurant Ltd until 2025
- Close proximity to historic city centre attractions, including Nottingham Castle and Nottingham Castle Art Gallery

- Award winning restaurant
- Upper floors let to The Nottingham Club
- Six Week Completion Available



World Service Restaurant



Restaurant Terrace



On behalf of G B Judd and S J Hunt acting as Joint LPA Receivers



Location

Miles: Nottingham city centre, 27 miles north of Leicester, 49 miles north-east of Birmingham

Roads: A4006, A46, M1

Rail: Nottingham Railway Station

Air: Nottingham East Midlands Airport

In addition, the property also comprises self-contained upper floors used as a Private Members' Club.

Tenure

Long Leasehold. Held on a term of 99 years, (less one day), from 5th April 1962 at a peppercorn rent.

Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers excluding any title guarantees, warranties or indemnities. The information in these particulars has been provided by the Joint Law of Property Act Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint Law of Property Act Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Situation

The property is situated in a pedestrianised location, close to the historic attractions of Nottingham city centre including the Lace Centre, Nottingham Castle and Nottingham Castle Art Gallery. The A4006 provides access, being an arterial route through the city. In addition, the property benefits from many nearby licensed occupiers and traders.

Description

The 17th Century Grade II Listed property comprises ground floor restaurant accommodation, with additional basement ancillary storage.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews/ (Reversion)
Ground	Restaurant/Bar and Dining Room	231.60 sq m (2,493 sq ft)	WORLD SERVICE RESTAURANT LTD (1)	25 years from 29/08/2000 until 28/08/2025	£50,000	28/08/2015 and 28/08/2020
	Kitchen	63.08 sq m (679 sq ft)				
	Toilet	17.00 sq m (183 sq ft)				
Basement	Storage	16.03 sq m (173 sq ft)				
First	Club Rooms	67.10 sq m (722 sq ft)	THE NOTTINGHAM and NOTTS UNITED SERVICES CLUB LIMITED (2)	99 years less 7 days from 25/12/1962	Peppercorn Rent	(2061)
Second	Office/Storage	68.25 sq m (735 sq ft)				
Totals		463.06 sq m (4,985 sq ft)			£50,000	

- (1) The World Service Restaurant opened in 2000 and can be found in the AA, Good Food and Michelin Guide. World Service won first place for a record fourth year in the Nottingham Restaurant Awards. (Source: www.worldserviceresaurant.com) For the year ending 31st July 2010, World Service Restaurant Ltd reported a net worth of £226,960. (Source: www.riskdisk.com 25/10/2010)
- (2) There is a tenant pre-emption right. Please refer to the Legal Documents.

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