

lot 6

13 St Peters Gate Nottingham, Nottinghamshire NG1 2JF

Rent
£104,079
per annum
exclusive

Freehold Retail/Restaurant Investment
in Historic City Centre Location

- Entirely let to Café Rouge Restaurants Limited until 2031
- Fashionable retail pitch with nearby occupiers including Hugo Boss, Vivienne Westwood and Ted Baker

- Attractive period building in a prominent corner position
- Planning Permission and Listed Building Consent granted for retail use
- Six Week Completion Period Available



lot 6

Rent
£104,079
per annum
exclusive



Extract reproduced from the 1998 Edition of the Goad Plan Licence No. PU0007316 from Experian Goad, Hatfield, Herts. For identification purposes only – please see documentation.



Location

Miles: 25 miles north of Leicester
16 miles east of Derby
52 miles north-east of Birmingham
Roads: A609, M1 (Junctions 24, 25 and 26)
Rail: Nottingham Mainline Rail Station
Air: Nottingham East Midlands Airport

Situation

The property is situated in a prominent position fronting St Peter's Gate benefiting from a return frontage onto Bank Place. St Peter's Gate forms one of the main thoroughfares leading into Nottingham's historic city centre and comprises part of the perimeter of the central retailing district leading to Bridlesmith Gate to the east, Albert Street to the south-west and Low Pavement to the south. Nearby occupiers include Hugo Boss, The White Company, Vivien Westwood and Molton Brown.

Description

The property, a Grade II Listed building, comprises a ground floor retail/restaurant unit, lower ground ancillary accommodation with first and second floors providing self-contained office accommodation accessed via a separate entrance on Bank Place. The offices benefit from central heating, kitchen, WCs and suspended ceilings in part.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers. Please contact Gwen Thomas at gwen.thomas@acuitus.co.uk.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground	Retail/Restaurant	238 sq m	(2,562 sq ft)	Café Rouge Restaurants Limited (1)	35 years (plus 3 days) from 20.09.96 until 2031 on a full repairing and insuring lease	£104,079	20.09.11 and five yearly
Lower Ground	Ancillary	236 sq m	(2,540 sq ft)				
First	Office	251 sq m	(2,702 sq ft)				
Second	Office	70 sq m	(754 sq ft)				

Totals 795 sq m (2) (8,558 sq ft) (2) £104,079

- (1) For the year ending 29th May 2011, Café Rouge Restaurants Limited reported a turnover of £106,755,000, pre-tax profits of £7,413,000 and a total net worth of £61,865,000. (Source: www.riskdisk.com 18.01.2012) Café Rouge Restaurants Limited is a wholly owned subsidiary of Tregus Group, one of the UK's largest independently owned restaurant operators with over 295 sites. Their portfolio of brands includes Café Rouge, Strada, Bella Italia and the Brasseries. Tragus is backed by The Blackstone Group, a global private investment and advisory firm, founded in 1985. The firm has raised a total of more than \$67 billion for alternative asset investing since its formation. (Source: www.tragusgroup.com 18.01.2012) The tenant is not currently in occupation.
- (2) These areas have been measured on a gross internal basis.

For further details please contact:
Jo Cordrey
Tel: +44 (0)20 7034 4854.
Email: jo.cordrey@acuitus.co.uk
Gwen Thomas
Tel: +44 (0)20 7034 4857.
Email: gwen.thomas@acuitus.co.uk
www.acuitus.co.uk

Associate Auctioneers:
Fisher Hargreaves Proctor
10 Oxford Street, Nottingham NG1 5BG.
Tel: +44 (0)115 841 1142.
Email: ben@fhp.co.uk
Ref: Ben Tebbutt.



Solicitors:
Mishcon De Reya
Summit House, 12 Red Lion Square,
London W11 4NL.
Tel: +44 (0)20 7440 4707.
Email: nicholas.kirby@mishcon.com
Ref: Nicholas Kirby.