

## 14 St Peters Gate, Nottingham, Nottinghamshire, NG1 2JF

Prime City Centre A4/A3 licensed opportunity available

In need of full renovation and fit out

4,387 Sq Ft of space across ground and basement floors

All uses considered subject to planning

## Location

Well positioned in the City Centre close to the main Market Square and close to the City Centre, the property has good pedestrian access being within walking distance to the main bus station at the Broad Marsh Centre and approximately a 5 minute walk from Nottingham Train station. Nottingham is well positioned within the Midlands, with an estimated population of circa 280,000, the City can be accessed from 3 exits from the M1 (J24 in the South Via the newly built dual carriageway A453, J25 via the A52 at Derby, and J26 Via the A610 to the North) The A453 junction to the South of the City leads to Kegworth and Castle Donington, ideal for Nottingham East Midlands airport and Donington Race track.

## Property Description

The lease demise will occupy the ground floor and basement of 3 storey property, the first and second floors are to be converted into residential/serviced accommodation.

## Accommodation

Current vacant and in need of full renovation, the ground floor space offers 2,492 sq ft with the basement space comprising a range of individual rooms with total space available of 1,895.

The basement would lend itself to stores, cellar, catering kitchen and other ancillary space to include customer toilets. There is a lift from ground to basement and an external cellar drop.

## Amenities

Located in the centre of the city the offices benefit from all the amenities close by including all major shopping and dining retailers, just off the tram line and close to major car parks.

## Services

All mains services are connected to the properties. The services have not been tested or checked by the Agents.

## Terms

Offered for let on flexible terms whilst the upper floors are being converted to residential/serviced accommodation. The guide rent is £80,000 per annum plus VAT, for a minimum of a 10-year lease term, reviews to be agreed. A rent-free period is available to allow in coming tenants time to refurbish the ground and basement levels. A 3 months' rent deposit will be required. Rent is paid Quarterly in advance.

## Rates

We are advised by the valuation office agency that the current rateable value for the property is £101,000 per annum, for further information interested parties are advised to make their own enquiries with the relevant local authority.

## VAT

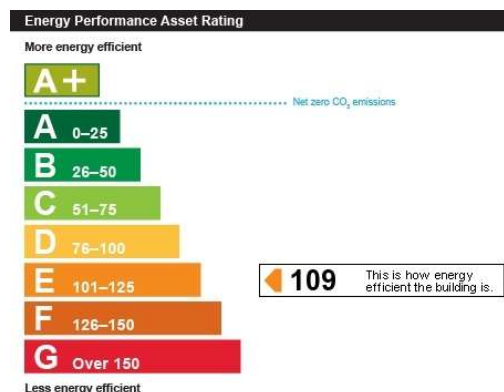
We are advised that VAT will be chargeable on the Rent and on any Service charges and Landlords Insurance contributions required.

## Legal Costs

Both Parties will be responsible for their own legal costs

## Viewing

Viewing is strictly by prior appointment via the sole agents Moores Commercial Tel: 01664 431330 or via email [office@moorescommercial.com](mailto:office@moorescommercial.com)



## Contact Details

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