



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

- \* Prime City Centre A4/A3 licensed opportunity available
- \* In need of full renovation and fit out.
- \* 4387 Sq Ft of space across ground and basement floors
- \* All uses considered subject to planning
- \* Joint venture considered to run the serviced apartment accommodation planned for the first and second floors.

**Rent £100,000 pax for the Ground and Basement Floors**

## 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. Any interested parties that may wish to operate serviced accommodation, the landlord would consider a joint venture for this project.

## 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.

## Services

We are advised that 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 £100,000 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 incoming tenants time to refurbish the ground and basement levels.

## 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

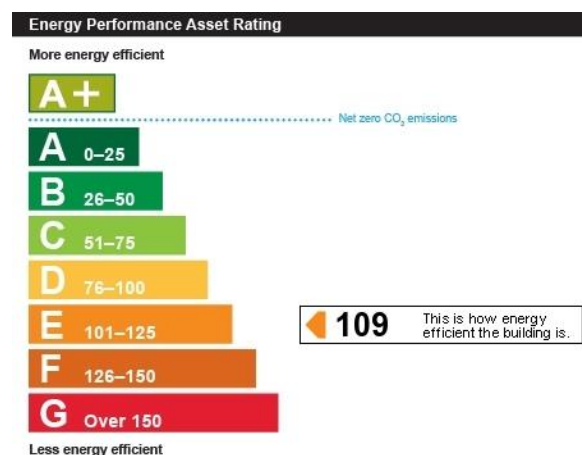
Viewing is strictly by prior appointment via the sole agents Moores Commercial Tel: 01664 431330 or via email [office@moorescommercial.com](mailto:office@moorescommercial.com)

## Parking

Permits are available from most of the main car parks in the city centre, the nearest being the Fletcher Gate car park.

## Other

This is one of several properties offered for let by Moores Commercial in the City Centre, for more information please go to [www.moorescommercial.com](http://www.moorescommercial.com) or call 01664 431330



## Contact Details

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