

Leatherworks, Denman Street East, Nottingham NG7 3GX

Income producing property with consent for 100 bed student re-development



- Located within established student housing area
- Accessible to both Nottingham Trent University and University of Nottingham Campuses
- No Offsite Affordable Housing Contribution
- Situated approximately 0.5 miles northwest of Nottingham City Centre
- Central location with excellent transport connections
- Served by a range of amenities and community facilities

Executive Summary

Self-contained site bounded on all sides by public highway comprising a purpose built two storey detached property and secure yard/ car park currently used as a snooker club together with a vacant three storey period building.

Nottingham City Centre is situated approximately 0.5 miles to the southeast and provides a broad range of retail and leisure amenities. Local facilities are also situated within easy walking distance along both Ilkeston Road and Alferton Road including a number of hairdressers, hot food takeaways and convenience stores.

Nottingham has the 6th largest student population in the UK, with circa 70,000 students enrolled to both universities. The site is within circa 0.5 miles of Nottingham Trent University City Campus, circa 1 mile of the University of Nottingham Jubilee campus and circa 1.5 miles from the University of Nottingham's main campus.

The site also benefits from excellent public transport connections with Nottingham's Tram, Bus and Rail services all within walking distance. The site also benefits from good road connections being within close proximity to Nottingham's Ring Road which provides access to Junctions 24, 25 and 26 of the M1 Motorway as well as the wider conurbation.

Town and Country Planning

The site has planning permission for a 100-bedroom student accommodation development consisting of studios and cluster bedrooms served by kitchen accommodation. The planning also includes a central courtyard and communal area on the ground floor.

(Planning reference 21/00001/PFUL3).

Local Planning Authority

Nottingham City Council
Loxley House
Station Street
Nottingham
NG2 3NG

Tel: 0115 8764447

Highways

The site is bounded on all sides by public highways, namely; Denman Street East, Grant Street, Baldwin Street and Kyme Street.

Online Information Pack

An information pack including the following is available online:

- Occupational Lease & Rent Review Memorandum
- Asbestos Survey
- Floor Plans & Elevations
- Transport Assessment
- Heritage Assessment
- Geo-Environmental Report
- Ecological Appraisal
- Noise & Air Assessment
- Flood Risk Assessment and Drainage Strategy

Access to the information pack is password protected and available from the agents.

VAT

We understand that VAT will not be charged in addition to the purchase price although this is subject to confirmation by the Vendor's solicitor

Tenure

Freehold subject to an occupational lease of part of the site for a term of 20 years from the 5th of December 2012 at a current passing rent of £22,500 pa.

There is an upwards only rent review due 5th December 2022 to the higher of the open market, index-linked rent or £25,000 pa

The lease is personally guaranteed and is outside the security of tenure provisions of the Landlord and Tenant act and **incorporates a rolling landlord break option.**

A copy of the lease is available from the online information pack.

Offers

Offers are invited on an unconditional basis for the entire site

Viewing

The site can be viewed from the public highway but please notify the agent of any viewings. Please note that Innes England and/or the Vendor take no responsibility for any loss or injury caused whilst carrying out a site visit.

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Our Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

All enquiries



Craig Straw

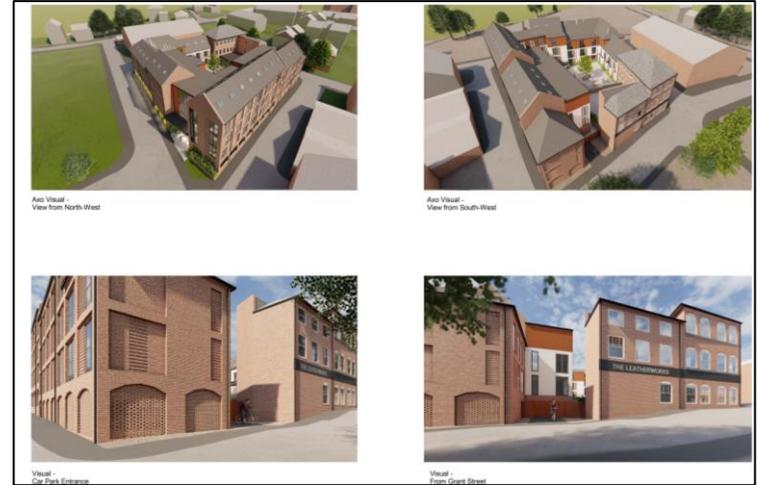
E: cstraw@innes-england.com

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CGI images of the proposed development

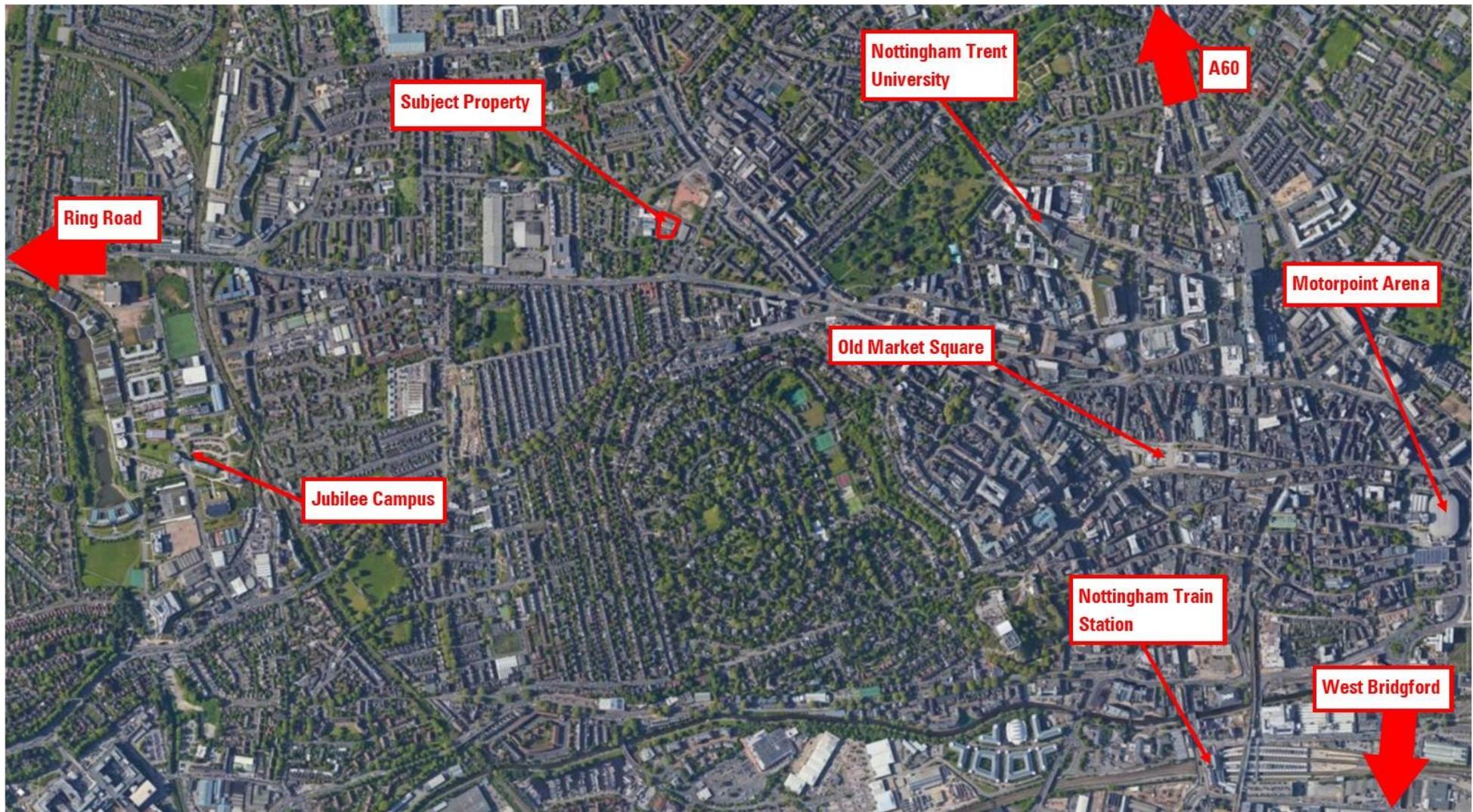


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Tesco and Papa John's



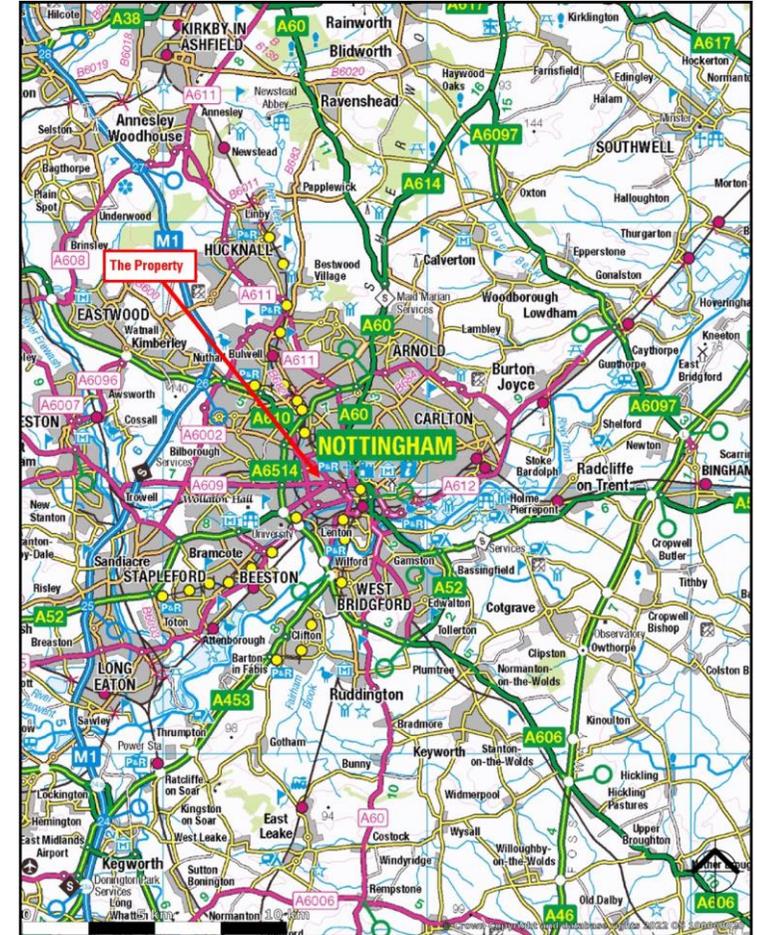
University of Nottingham Jubilee Campus



Nottingham Trent University



Sir John Borlase Warren Public House



Sat Nav: NG7 3GX

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