



London Road, Nottingham, Nottinghamshire NG2 3AD

Prominent City Centre Opportunity

- ▶ **c.39,457 SQFT showroom/workshops/ office on c.2 acre site**
- ▶ **Additional site to the rear of c.2 acres**
- ▶ **Adjacent to a main arterial route with 30,000 daily vehicle movements**
- ▶ **Suitable for a broad range of uses subject to the requisite consents**

For enquiries and viewings please contact:



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Location

The site is located just off London Road (A60), a main arterial route, connecting Nottingham City Centre to the South with c.30,000 daily vehicle movements. Nottingham Railway Station lies opposite the subject site, providing national rail links and a direct route to London St Pancras (1hr 36 mins) as well as a frequent tram service connecting Nottingham City Centre to the surrounding conurbations of Beeston, Clifton, Wilford, Bulwell and Hucknall. Nottingham has excellent links to national road infrastructure with Junctions 24, 25 and 26 of the M1 Motorway no more than 10 miles to the west

The surrounding area comprises of a variety of uses, including offices, hotels, retail and leisure uses, as well as a number of private rented and student accommodation blocks. Nearby operators include Virgin Gym, Leonardo Hotel, BBC, Capital One and Nottingham City Council offices.

The site lies in close proximity to the Island Quarter, a 36 acre gateway development, with phase one now completed. This included restaurants, bars and event spaces, with phase two in progress and set to provide over 1,000 student beds, with over 500 already competed.

Description

The subject property comprises an extensive former car dealership premises, that have most recently been occupied by Nottingham College for educational use. The premises comprise showroom, partitioned offices, parts storage, canteen, and various workshops with multiple access points at ground floor, with offices at first floor - latterly used as classrooms. The buildings are predominantly of frame construction with profile metal faced cladding to the external elevations and full height glazing to the showroom.

Externally, the site benefits from c100 parking spaces. The land to the rear outlined in blue extends to approximately 2 acres and provides open storage. This area is currently occupied by a third party but could be made available if required.

Accommodation

	Sq M	Sq Ft
Ground Floor Showroom	621.2	6,687
Ground Floor Workshop	2,405.6	25,894
First Floor Offices	638.8	6,876
Total	3,665.6	39,457

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Main showroom site (shaded red) 2.06 acres

Additional site (shaded blue) 1.94 acres

Anti-Money Laundering Policy

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Occupier will be required to comply with our Anti-Money Laundering policy. Further details are available upon request.

Planning

We understand the property benefits from Sui Generis (Car Showroom) use the Town & Country Planning (Use Classes) Order 1987 as amended.

Alternative uses may be considered subject to Landlord consent and planning. There is potential to use the property for a variety of uses under the adopted local plan including offices/ high tech, light industrial / research and development/warehouse, non-residential institution, sports facility, assembly and leisure.

Tenure

The premises are available by way of a new lease for a term of years to be agreed, outside the security of tenure provisions outlined in the Landlord and Tenant Act 1954

Business Rates

The main building and principle site is assessed as follows:

Property Description: Factory and Premises

Rateable Value: £178,000

Rates Payable: £97,188 (based on the uniform business rates multiplier of 54.6p, effective until March 2026).

The land to the rear is currently assessed with the East Croft Depot and requires reassessing upon occupation.

Rent

£217,000 per annum exclusive

The land to the rear is available by negotiation. Please contact the agents for further details.

VAT

The property has been elected for VAT purposes which will be charged at the standard rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The property has an EPC rating of E – 108.

Viewings

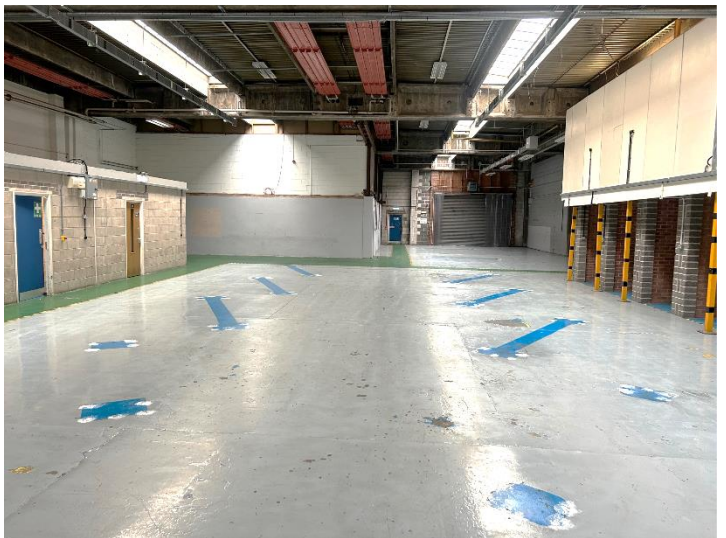
Viewings are by appointment with Innes England

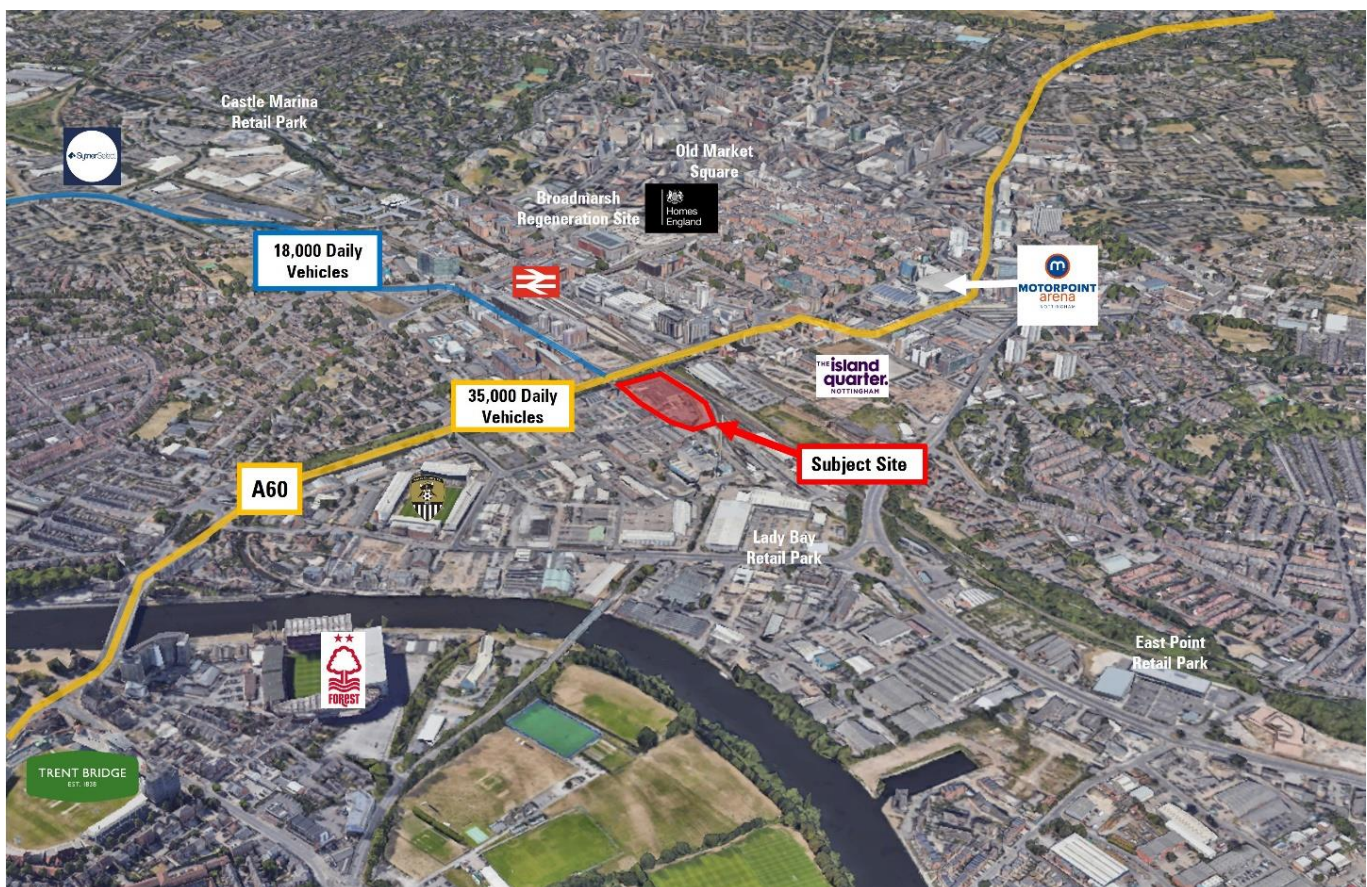
Craig Straw – 07967 680964

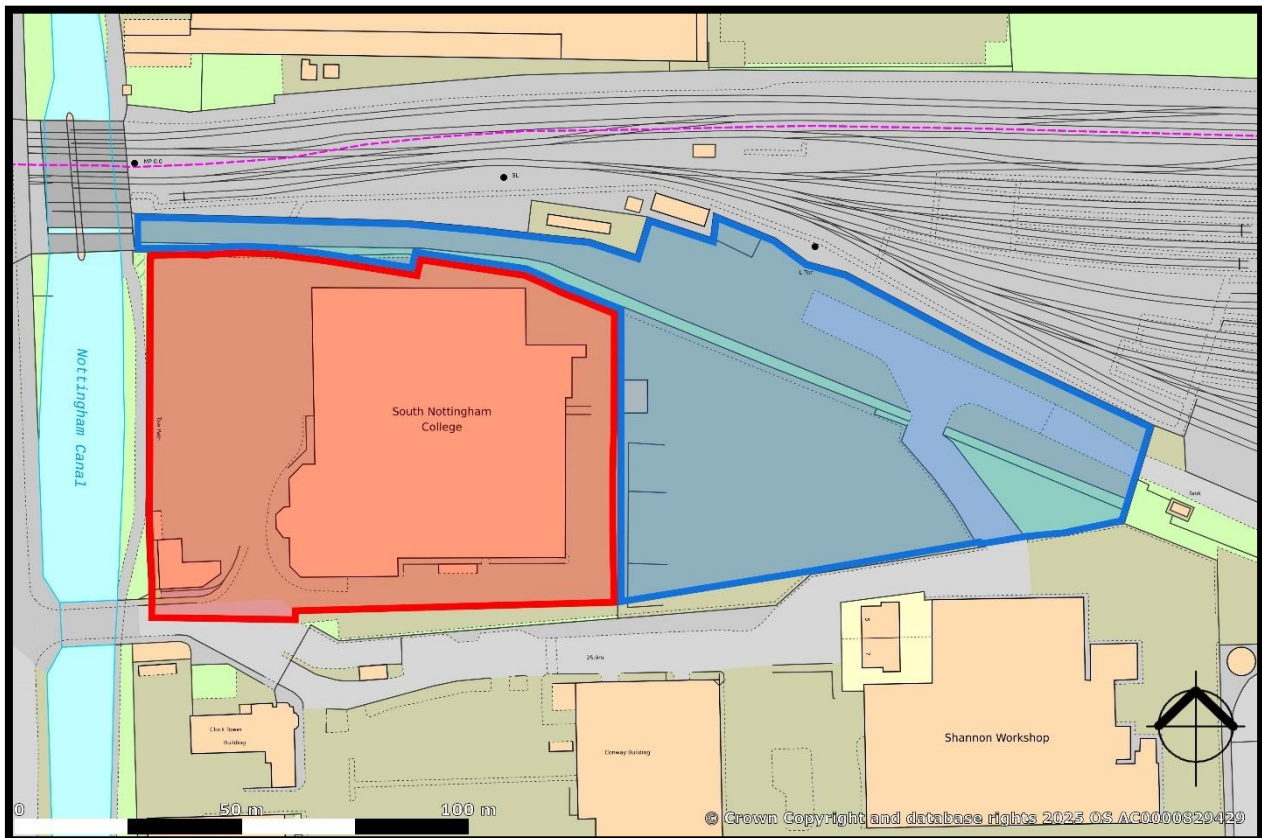
Sam Hall – 07929 204405

Or our joint agent Colliers:

Alisdair James - 07712 538687







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