



The Governor's House and Judges Retiring Rooms, Shire Hall, High Pavement, Nottingham, Nottinghamshire NG1 1HN

Offices

- ▶ **Period offices 2,824 sq ft (262.54 sq m)**
- ▶ **Unique character property**
- ▶ **City centre location in the heart of the Lace Market**
- ▶ **Excellent public transport links**

For enquiries and viewings please contact:



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Location

The property lies in the heart of Nottingham City Centre, prominently positioned on High Pavement in the historic Lace Market area. The area accommodates a wide range of uses including offices, restaurants, bars and increasingly residential. The premises was previously part of the historic Galleries of Justice and provides a unique opportunity in the market.

The Lace Market area enjoys excellent public transport links being within easy walking distance of the Fletcher Gate / Lace Market tram stops providing frequent connections in and around the City Centre, north of the City up to Hucknall town and to the south into Clifton / Toton. A number of local bus routes also serve the City Centre and surrounding conurbations.

Description

The premises comprise office accommodation split across two buildings with a central covered walkway offering cellular accommodation on each level with associated wc's and tea point facilities. The general specification includes: predominantly single glazed sash windows (with secondary glazing added in part), ceiling mounted strip lighting and carpeted floors.

There is also an external courtyard area accessed through the Governor's House.

Accommodation

	Sq M	Sq Ft
Governor's House - Ground Flr	78.3	843
Governor's House - 1st floor	91.8	988
Governor's House - 2nd floor	37.3	402
Judge's Retiring Rooms - Ground Floor	27.7	298
Judge's Retiring Rooms - First Floor	27.4	295
Total	262.3	2,824

Measurements are quoted on a Net Internal Area basis, in accordance with the RICS Code of Measuring Practice, 6th Edition and to be used for guidance purposes only. Interested parties are advised to undertake their own measured survey.

Planning

We understand the property benefits from planning consent for the following uses:- Class E (Commercial, Business and Services use), making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The accommodation is available as a whole on effective full repairing and insuring terms by way of a sublease for a number of years to be agreed between parties.

Business Rates

The property is part of a larger assessment with the Galleries of Justice Museum, currently described as 'Museum and Premises'. The assessment will either need to be split or the property re-assessed upon occupation.

Rent

Rent on application

Service Charge

A service charge will be payable in respect of the upkeep, security and maintenance of the building. A full breakdown is available on request.

VAT

All figures quoted are exclusive of VAT

Legal Costs

The Tenant will be responsible for the landlord's legal costs incurred in the transaction.

Viewings

By appointment with the sole agents Craig Straw or Ross Whiting.

Date Produced: 17-Jun-2026



