

20 St James Street
Nottingham | NG1 6FG

Freehold for Sale with Vacant Possession – Strictly Private and Confidential - Staff Unaware

260m² (2,769ft²)



- Occupiers include Rileys, Oz Bar, The Malt Cross, Chino Latino and Memaab
- Trading over two levels with second and third floor storage
- Freehold with full vacant possession
£325,000
- Strictly private and confidential
- Grade II Listed
- Previous passing rent £30,000 per annum



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For Sale



Location

Nottingham has a thriving independent retail economy and diverse range of national, regional operators with both retail and leisure providing an eclectic mix.

The property is located on St James Street, a well established retail and leisure pitch with operators such as Oz Bar, Bar Arriba, Bla Bla Bar, Rileys, Ducky Gift Shop and The Malt Cross.

St James Street is a key link between Maid Marian Way and Market Square with nearby operators including The Park Plaza Hotel, Zaap Thai, Calcutta Club, Memaab and 4,500 Miles from Delhi located in the vicinity.

Accommodation

The accommodation is arranged over ground, first and second floors comprising of ground floor retail with tanning room on the upper floors. The property has the following net internal areas:

Description	M ²	Ft ²
Ground Floor Sales	99.96	1,076
First Floor	78.03	840
Second Floor	59.92	645
Third Floor	22.11	238
Total	260.02	2,769

(This information is given for guidance purposes only)



Freehold

The property is available on a freehold basis with full vacant possession upon completion at a price of:

£325,000

Planning

We understand that 20 St James Street has planning consent for:

Beauty Salon (Sui Generis)

But may be suitable for alternative uses subject to securing the necessary planning consent.

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Nottingham City Council Planning Department on 0115 915555).

Business Rates

We have been verbally advised by Nottingham City Council Business Rates Department that the property is assessed as follows:

Rateable Value 2017: £23,750

The current UBR is 49.3p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

Listing

We understand the property to be grade II listed.

EPC

A copy of the EPC is available upon request.



For further information or to arrange to view please contact:

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