

# 50/52 LONG ROW

Nottingham, NG1 6JB



## Key Highlights

- Prime City Centre location.
- Self-contained second and third floors suitable for redevelopment, subject to planning permission.
- Re-gearing opportunity.
- Only £77.80 per sq ft overall.
- Attractive Grade II Listed building.

SAVILLS NOTTINGHAM  
Enfield Chambers, 18 Low Pavement  
Nottingham NG1 7DG

**+44 (0) 115 934 8000**

[savills.co.uk](https://www.savills.co.uk)

**savills**

## Location

The property is located in the heart of Nottingham City Centre, a short distance from Old Market Square which is an attractive focal point, holding a number of high profile events throughout the year.

The property occupies a prominent position fronting Long Row to the north, close to its junction with Market Street, a popular and established location for restaurant operators with nearby occupiers including Pieminister, Nandos, Debenhams, Tesco Express, Game, Barnardo's, Taco Bell and McDonalds, to name but a few.

In addition, the popular Chapel Quarter leisure development is within a short walking distance.

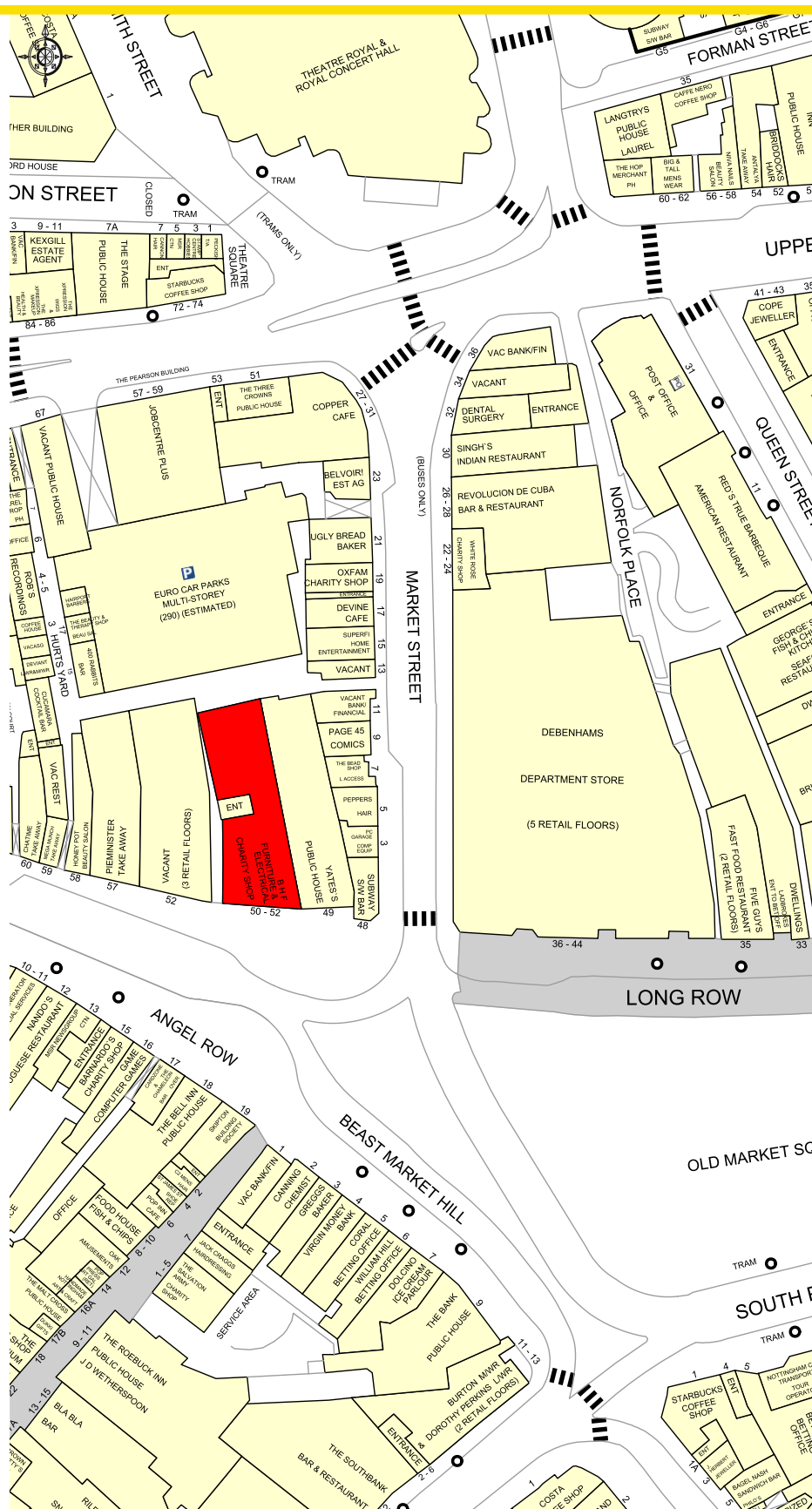
## Description

The property comprises a substantial and attractive brick built Grade II Listed terrace building currently occupied by the British Heart Foundation at basement, ground and first floor levels.

Both the second and third floors are currently vacant and in an un-refurbished condition but, nonetheless configured to provide a series of attractive rooms incorporating numerous period features.

## Services

It is understood that all main services are available to the property to include gas, electricity, water and drainage. All prospective purchasers are advised to confirm capacities are suitable for their own intended use with the relevant provider.



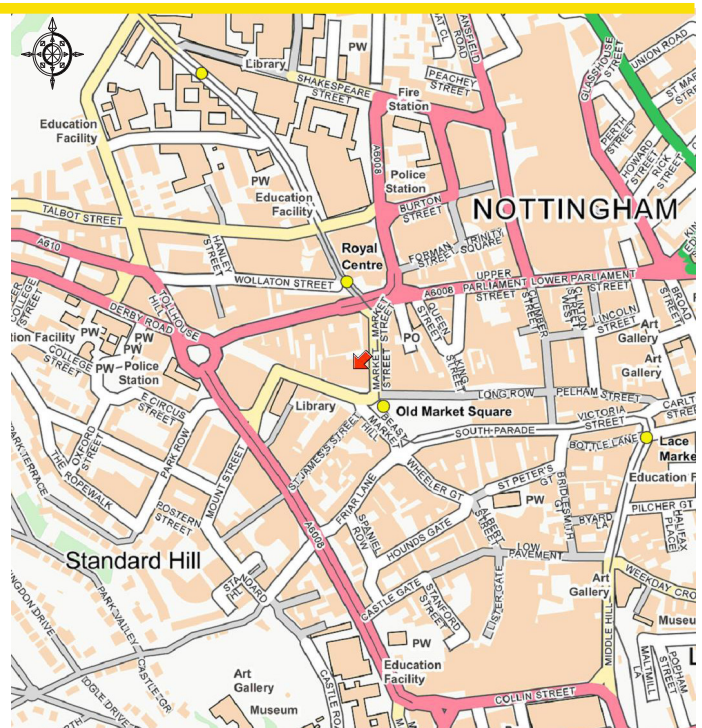
SAVILLS NOTTINGHAM  
Enfield Chambers, 18 Low Pavement  
Nottingham NG1 7DG

**+44 (0) 115 934 8000**

[savills.co.uk](http://savills.co.uk)

**savills**





## Accommodation

The floor areas below are based on floor plans provided by our clients and are for guidance purposes only on a GIA basis.

FLOOR	SQ M	SQ FT
Basement	475.18	5,115
Ground Floor	425.50	4,580
First Floor	383.58	4,129
Second Floor	253.44	2,728
Third Floor	253.44	2,728
<b>Total</b>	<b>1,791.14</b>	<b>19,280</b>

## Tenancy

The basement, ground and first floors are let to the British Heart Foundation for a term of ten years with effect from 24 March 2015, subject to an upward only rent review in 2020 at a current rent of £90,000 per annum.

The lease contains a tenant break on 25 March 2021 on giving six months' notice.

## Guide Price

£1,500,000 (plus VAT).

The second and third floors are available separately at £490,000 (plus VAT).

## Information Pack

A pack of further information is available upon request to include:

- Existing and proposed architects floor plans
- Land Registry Title
- Additional photographs
- Lease

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## Viewing & Further Information

Strictly by appointment only with the Sole Agent, Savills.

Savills

Enfield Chambers

18 Low Pavement

Nottingham

NG1 7DG

## Contact

**Victor Ktori**

+44 (0) 115 934 8171

vktori@savills.com

**Christine Thorn**

+44 (0) 115 934 8152

cthorn@savills.com

### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | July 2019

**savills**