



FOR SALE

34 MARKET STREET

NOTTINGHAM NG1 6HW

313.07 sq m (3,370 sq ft)

Prime City Centre mixed use investment

- Located in the Heart of Nottingham City Centre
- Characterful Grade II listed building
- Fully let retail unit with two modern 2-bed apartments
- Offers invited at a quoting price of **£775,000** which reflects a NIY of 7.74% having allowed 5.49% purchaser's costs
- Current total passing rent of **£65,300**
- EPC rating B/32





LOCATION

Situated in the heart of Nottingham City Centre, the property occupies a prime and highly visible position on Market Street, a key pedestrian thoroughfare connecting Upper Parliament Street with Old Market Square. The location is within close proximity of Nottingham Trent University, The Cornerhouse and lies directly opposite the Theatre Royal.

This is a vibrant and well-established trading location, characterised by a diverse mix of national and independent operators such as Starbucks, Revolución de Cuba, Copper, Slug & Lettuce and Escobar.

DESCRIPTION

The property comprises a ground floor and basement retail unit and two separate self-contained 2-bedroom apartments.

The retail unit consists of a spacious basement level seating area with split level male/female WC's. At ground level, there is a fully fitted commercial kitchen with additional customer seating and ancillary stores.

The apartments consist of an open-plan living/dining area, fully fitted family bathroom with over shower bath, two double bedrooms with master en-suite.

ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
Sales Area	81.75	880
Basement	101.26	1,090
RETAIL TOTAL NIA	183.01	1,970
Apartment 1	65.03	700
Apartment 2	65.03	700
TOTAL	313.07	3,370

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

EPC

The property has an EPC rating of 32/B.

TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

TENURE

Freehold, subject to and with the benefit of the occupational lease to Greek Food Nottingham Ltd T/A The Souvlaki (Company No. 15173318) on the following terms:

Term: 10 years
 Lease Commencement: October 2024
 Annual Rent: £36,500 per annum
 Rent Review: October 2029

Additionally, Apartments 1 and 2 on the upper floors are let by way of Assured Shorthold Tenancies at rents of £14,400 per annum per apartment.

GUIDE PRICE

Offers invited at a quoting price of £775,000 which reflects an NIY of 7.74% having allowed 5.49% for purchaser's costs.

VAT

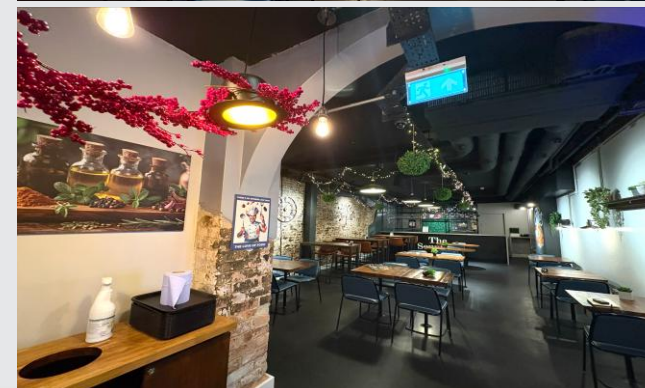
VAT is applicable to the price. The transaction will be treated as a TOGC for VAT purposes.

LEGAL COSTS

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

OUR ANTI-MONEY LAUNDERING POLICY

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



SUBJECT TO CONTRACT

Viewing: By prior appointment
with the sole agents.

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability of service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph's depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match your expectations. You may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.