



**ANDREW BUTCHER
& ASSOCIATES**

CHARTERED SURVEYERS & COMMERCIAL PROPERTY CONSULTANTS



Offices and car park within the Lace Market for sale freehold
12 HIGH PAVEMENT, NOTTINGHAM, NG1 1HN

LOCATION AND DESCRIPTION

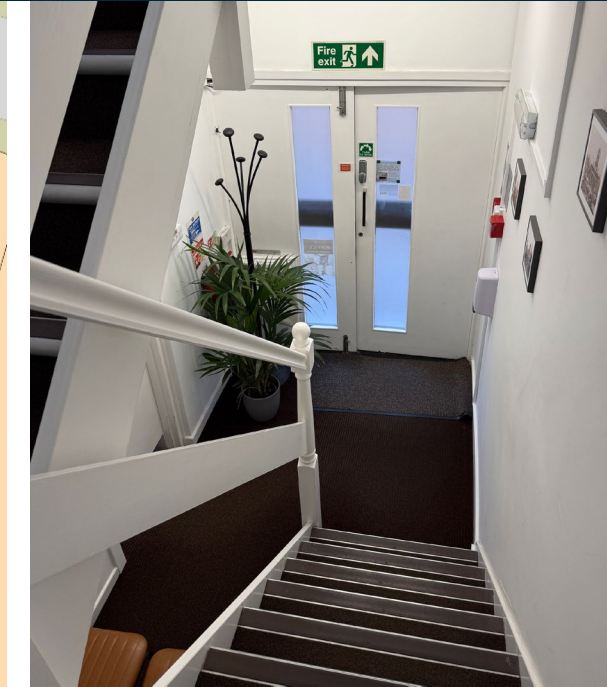
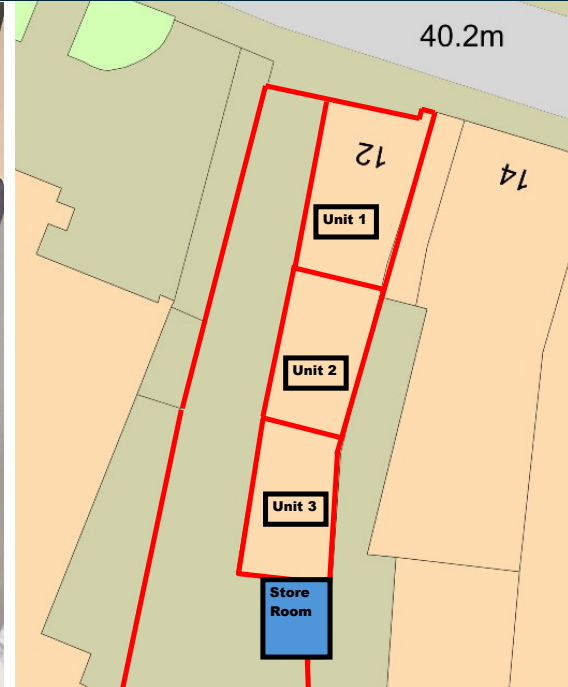
The Property is situated within the Lace Market Conservation area fronting High Pavement, in the centre of Nottingham. It is adjacent to the Pitcher and Piano and close to St Mary's Church, the Galleries of Justice and the Nottingham Contemporary Art Gallery. The area is generally mixed, with many Offices, Bars and Restaurants and Residential accommodation in the immediate area; whilst being very close to the main shopping area and the Tram System approximately 50m away.

The premises comprise of 3 separate but adjoining buildings, of 3 storey brick construction under a mixture of pitched and flat roofs, constructed in the 1970's. They are capable of being occupied either individually or as one building. They are presently used as serviced offices, which could continue, or there may be potential to convert them to Residential, subject to obtaining Planning permission.

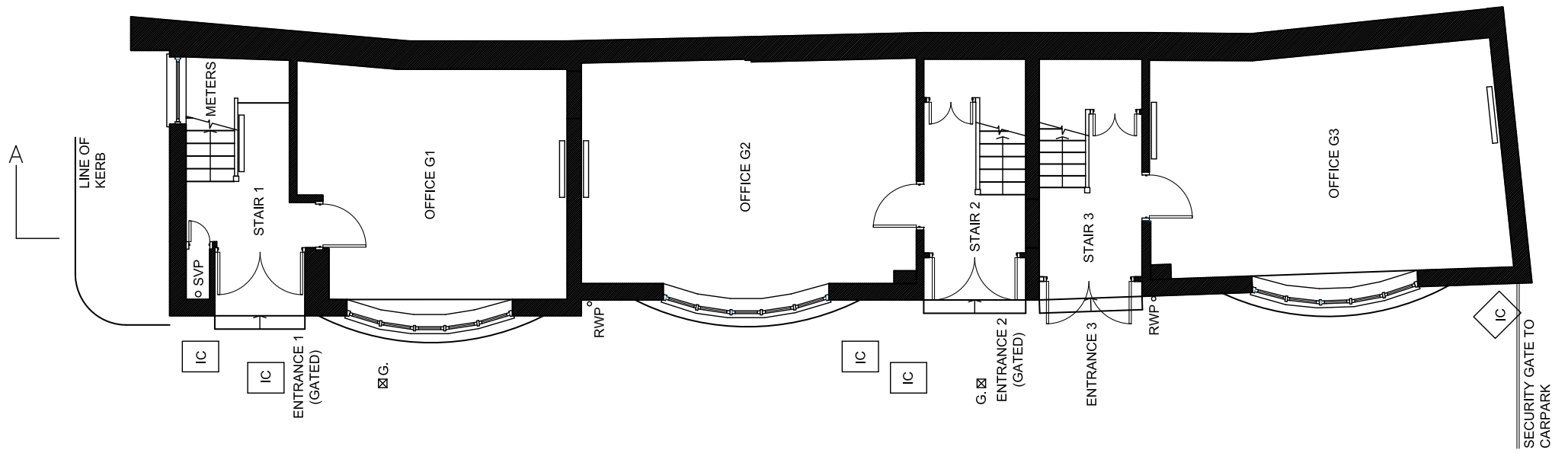
Internally, the offices are carpeted and have painted walls and fluorescent lighting. There are kitchen and WC facilities on each of the three first floor landings. Heating is by way of wall mounted Electric heaters and Infra red Ceiling mounted panels.

There is an adjacent tarmac surfaced area which is presently used as a self contained walled, gated car park, offering 9 parking spaces with appropriate turning space.





GROUND FLOOR PLAN



ACCOMMODATION

	Unit 1		Unit 2		Unit 3		TOTAL	
	sq ft	sqm	sq ft	sqm	sq ft	sqm	sq ft	sqm
Ground	212	19.71	251	23.34	282	26.22	745	69.21
First	222	20.64	262	24.36	291	27.06	775	71.90
Second	222	20.64	260	24.18	276	25.66	758	70.42
TOTAL SIZE	656	60.94	773	71.81	848	78.97	2,278	211.71

Note: Areas provided by vendor as a guide only.



TENURE

The Freehold Building and Car Park will be offered with the benefit of Vacant possession upon completion.

Note that the existing licensee has expressed interest in remaining in occupation on a basis to be agreed, should this be of interest to a purchaser.

RATING

The Property is divided into several hereditaments, with Rateable Values as follows:

Property	Rateable Value
Unit 1 Ground floor	£2,700
Unit 1 First & Second	£4,750
Unit 2 Ground	£3,350
Unit 2 First	£3,350
Unit 2 Second	£2,500
Unit 3 Ground	£3,700
Unit 3 First	£3,900
Unit 3 Second	£2,900
Total	£27,150
Car Park (9 spaces)	£9,900

PRICE

The Freehold interest is being offered with the benefit of Vacant possession upon Completion at £675,000.

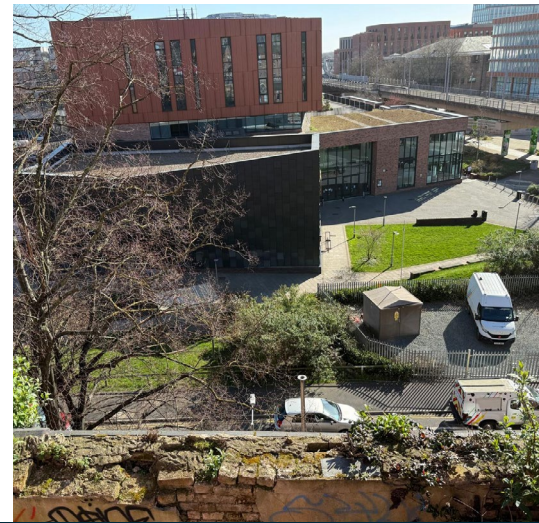
EPC

Unit 1 - E 118 | Unit 2 - E 118 | Unit 3 - C 73

These are valid until 22nd June 2030

LEGAL AND PROFESSIONAL COSTS

Each party will be responsible for their own, whether the matter proceeds to finality or not.



VIEWING



Strictly via the Sole Agents:

Andrew Butcher & Associates
T 07977 981901

Email: andrew@andrewbutcher.com

Please do not approach the Tenants directly!!



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