



**Castle Gate House, 24-30 Castle Gate, Nottingham, East Midlands NG1 7AT**

## **Offices/Redevelopment Opportunity**

- ▶ **NIA 11,712 sq ft (1,088 sq m)**
- ▶ **Self-contained office accommodation**
- ▶ **Suitable for alternative uses (subject to requisite consent)**
- ▶ **Convenient City Centre location with excellent road and public transport links**

For enquiries and viewings please contact:



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## Location

The property is located on Castle Gate in Nottingham City Centre providing ready access to retail and leisure amenities. Vehicular access is via Friar Lane off Maid Marion Way (A6008). The A6008 forms part of the inner ring road of Nottingham City Centre linking north east onto the A60 (Glasshouse Street), the main route from Nottingham to the northern suburbs and Mansfield beyond. Further east the A52 provides rapid access to the recently dualled A46 and the A610 links to Junction 26 of the M1 motorway circa 5.5 miles northwest. Excellent public transport links also serve the property with the NET tram network, bus and railway services all within easy walking distance.

## Description

The property is currently arranged to provide a number of partitioned offices on each floor with the following specification:- Suspended ceilings with inset lighting; Perimeter trunking for power and data in some of the offices; A mix of carpet and vinyl floor coverings and gas central heating. The basement includes a mix of training rooms and storage facilities. There is an 8-person passenger lift which serves all floors and associated wc's and kitchenette facilities serving each floor.

## Accommodation

	Sq M	Sq Ft
Basement	159.5	1,717
Ground	203.8	2,194
1st	236.7	2,548
2nd	182.3	1,962
3rd	176.3	1,898
4th	129.4	1,393
<b>Total</b>	<b>1,088</b>	<b>11,712</b>

Measurements are quoted on a Net Internal basis in accordance with the RICS Code of Measuring Practice, 6th Edition.

## Planning

We understand the property benefits from planning consent for the following use 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. Alternative uses may be permitted subject to obtaining any requisite consents.

Planning pre-application advice has been obtained by the vendor, A copy is available in the online Data Vault. The property is located within the Old Market Square Conservation Area.

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

## Tenure

The freehold is available to be purchased with vacant possession. Alternatively the property is available on new lease terms to be agreed by the parties.

## Business Rates

From information taken from the Valuation Office Agency (VOA) website, we understand the property is described as "Offices & Premises" and is assessed as follows:-

Rateable Value: £87,000

Indicative Rates Payable 2023-2024: £44,544 per annum

All parties are advised to confirm with the VOA.

## Price/Rent

Offers are sought on an unconditional basis, for the freehold

Alternatively, the property is available for rent at £95,000 per annum.

## VAT

VAT will be payable at the prevailing rate.

## Legal Costs

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

## EPC

The premises have an EPC assessment of: C-65.

## Viewings

By appointment with the sole agents.

## Information Pack

An information pack including the following is available online:

- Pre App Planning Information
- Floor Plans
- Title Documents
- Asbestos Report
- EPC

Access to the information pack is password protected and available from the agents, please email Kim Jefcott on [kjefcott@innes-england.com](mailto:kjefcott@innes-england.com)

## Our Anti-Money Laundering Policy

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

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