

4 Wilford Street | Nottingham | NG2 1AA

City Centre Building – 6,276 ft² - Car Park adjacent TO LET/FOR SALE

583.06m²
(6,276ft²)

- Edge of City Centre
- Character building
- 6,276 ft² over Ground and First Floors
- Ground Floor Shop, Ground Floor Hall, First Floor Hall and Bar
- Suit office use/leisure/worship, or conversion to residential use
- Pay & Display parking adjacent
- Rent £40,000 per annum
- Price £500,000



To Let/For Sale



Location



Gallery



Contact



Location

The site fronts Wilford Street with a return frontage to the Nottingham Canal.

The building is opposite Castle Wharf, adjacent to the Navigation Pub and close to the new University of Nottingham Innovation Park (UNIP) which was previously the HMRC Campus.

The site is 5 minutes walk from the Train Station and Broadmarsh Bus Station.

Accommodation

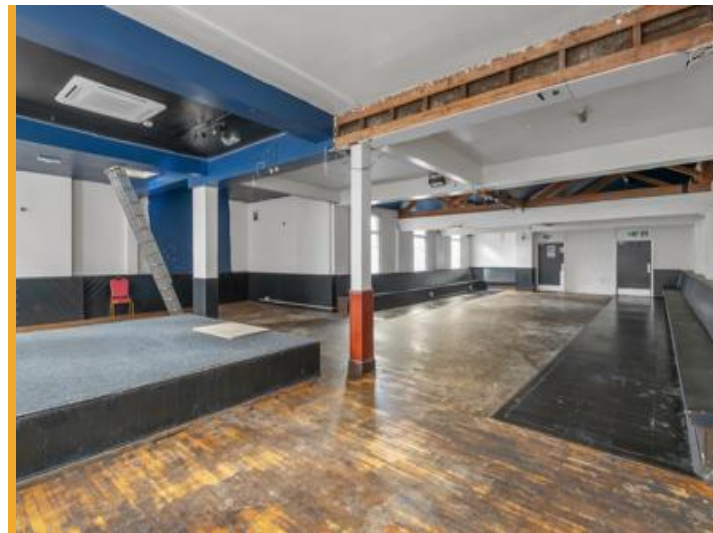
The accommodation provided is as follows:

	m ²	ft ²
Ground Floor	213.77	2,301
First Floor	319.68	3,441
Total	583.06	6,276

Rear Car Park

27 Pay & Display spaces adjacent







Planning

The previous use was a Night Club.

Rating Assessment

The property will be reassessed dependant upon use.

Potential Use

We are of the opinion that the building could be reused for a small Music Venue, or for a variety of other purposes, particularly with the benefit of the rear car park, including Offices/Medical Centre/Theatre School/Gym/Church.

The building is ideal for community or charity type uses.



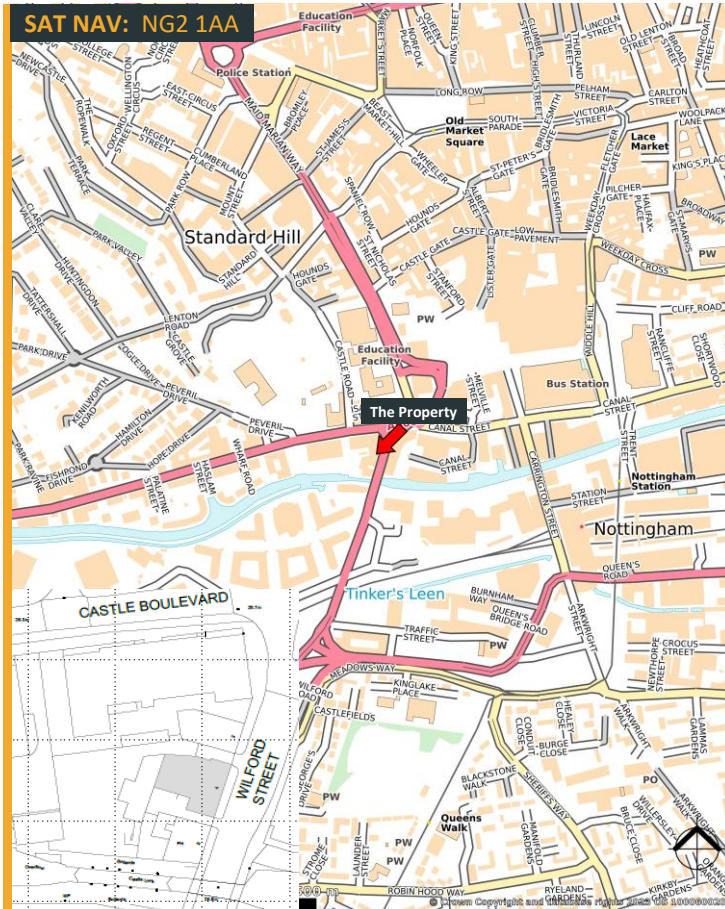
Lease & Rent

The property is available to let at £40,000 per annum on a new 10 year lease.

The freehold is also available – Price £500,000.

EPC

The property has an EPC rating of D/88.



Option to Purchase

Our clients would consider granting an option for the Tenant to purchase during the term of the lease.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

Legal Costs

Each party to bear their own legal costs .

Further Information

For further information or to arrange a viewing please call or click on the email or website below:-

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.