

4 Wilford Street | Nottingham | NG2 1AA

City Centre Building – 9,567 ft² - Car Park adjacent TO LET

888.80m²
(9,567ft²)

- Edge of City Centre
- Character building
- 9,567 ft² over Ground, First and Second Floors
- Open Plan
- Suit office use/leisure/worship, or conversion to residential use
- 2 large Halls
- Pay & Display parking adjacent



To Let



Location



Gallery



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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 building is best known for being part of “The Irish Club” and has been utilised as a night club and bar for many years. The accommodation provided is as follows:

	m ²	ft ²
Ground Floor	376.44	4,052
First Floor	376.43	4,052
Second Floor	135.91	1,463
Total	888.80	9,567

Rear Car Park

27 Pay & Display spaces adjacent





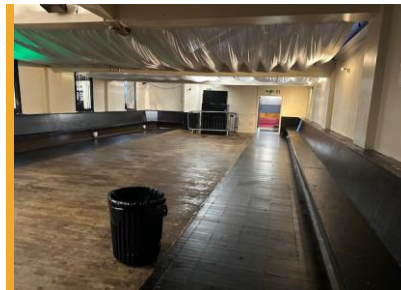
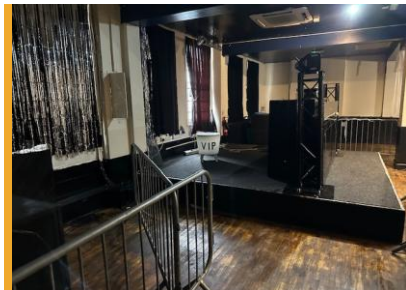
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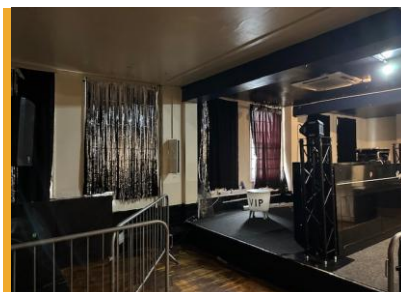
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Rating Assessment

The property has 3 Rating Assessments as follows:-

Part Ground & First Floor – Club & Premises - £26,000

Part Ground & First Floor – Club & Premises - £ 9,800

Part Ground Floor – Shop - £3,800

Charities benefit from an 80% discount.;

Planning

The Irish Centre is a Bar and Club at present.

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 £50,000 per annum on a new 10 year lease.

The freehold is also available.

EPC

The property has an EPC rating of D/88.



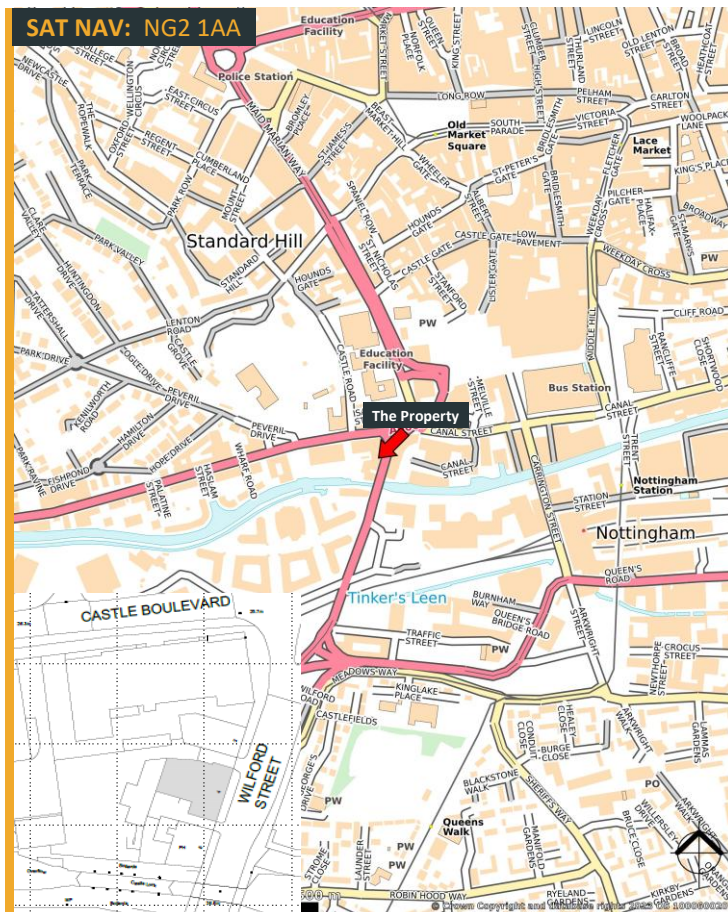
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Option to Purchase

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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11/03/2025

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