Freehold retail investment for sale in the heart of Nottingham City Centre, suitable for a private investor or SIPP purchaser

227.9m² (2,453ft²)

- Let in its entirety to Mexican Grill Limited trading as Tortilla on a lease expiring 30.08.2030 at £110,000 pa
- The property is under-let in its entirety to Phone Gadget Limited at a rent of £92,500 pa (£146.27 Zone A)
- Offers invited at £1,400,000 to show an initial yield of 7.4%, a reversionary yield of 6.22% and an equivalent yield of 6.5% net of purchasers' costs

FOR SALE

Location | Gallery | Contact

FHP
fhp.co.uk

Location

Nottingham is located 30 miles north of Leicester, 51 miles north-east of Birmingham and 110 miles north of London. The city is situated at the intersection of the A60 and A52 giving direct access to the M1. Nottingham Train Station provides regular services to London St Pancreas (1 hour 40 minutes), Birmingham (1 hour 14 minutes) and Leicester (27 minutes). East Midlands Airport is located 13 miles to the south-west of the centre.

The city offers a primary catchment population of 905,000 persons and an estimated shopping population of 572,000. Nottingham has a high proportion of young adults ages 15 – 24, reflecting the size of the local student population. In contrast, the retired age of 65 and over is moderately under-represented. The city is home to circa 90,000 students across the University of Nottingham and Nottingham Trent University generating an economic impact of £1.1 billion per annum.

The property occupies a 100% location on the eastern side of Clumber Street between its junction with Smithy Row and Lincoln Street. There are many well known retailers represented close by including Superdrug, Greggs, Holland and Barrett, British Heart Foundation, The Perfume Shop and Lush.

Clumber Street forms a direct north – south link between Victoria Centre to the north and Broadmarsh Centre to the south which is undergoing refurbishment.

Property

The property comprises a mid-terrace building of standard brick and concrete construction under a flat roof. The accommodation is arranged over ground, first and second floors, with a prominent frontage to Clumber Street. The property is rectangular in shape and provides an excellent retail / restaurant area, together with first floor staffroom, toilet and ancillary uses. The second floor is mainly for storage and staff purposes.

Capital Allowances

The vendor has elected to claim capital allowances. These will be retained in full on the sale.

EPC

The property has an EPC rating of **D-80** which is valid until 5th August 2036.

Rental Value

The current rent passing under the lease to Mexican Grill Limited is £110,000 pa equating to £176.76 Zone A. The sublease to Phone Gadget Limited is at a rent of £92,500 per annum at a Zone A figure of £146.27. The tone of values is currently in the range of £135 - £145 Zone A.

Recently, the former Sports Direct premises at 28 Clumber Street as been acquired by a private investor and relet in its entirety to a major international retailer. Elsewhere a transaction is agreed at 25-29 Clumber Street which will show an indicative figure of circa £145 Zone A.

In the medium term, we therefore consider the rental value will move back up to £150 Zone A plus.

Using £150 Zone A A/20 on the first floor, £2.50 per sq ft on the second floor produces a rental value of £95,000 per annum. The rent passing under the terms of the sublease is £92,500 per annum.

Accommodation

The property has the following net internal areas:

Floor	m^2	ft^2
GF Sales	102.8	1,107
FF Ancillary	101.4	1,091
SF Ancillary	23.7	255
ITZA	53.48	575
Total	**227.9**	**2,453**

Tenancy

The property is let in its entirety to Mexican Grill Limited trading as Tortilla on a 15-year FRI lease expiring on 30th August 2030. The current rent payable is £110,000 per annum. A copy lease is available upon request.

The entire property has been sub-let to Phone Gadget Limited on an underlease outside the Landlord & Tenant Act on a co-terminus lease at a rent of £92,500 per annum.

Price

Offers are invited at 1,400,000 to show an initial yield of 7.4%, a reversionary yield of 6.22% and an equivalent yield of 6.5% net of purchasers' cost.

VAT

The property is elected for VAT and therefore a sale will be as a TOGC transaction.

Demographics

The city offers a primary catchment population in the order of 905,000 persons and an estimated shopping population of 750,000.

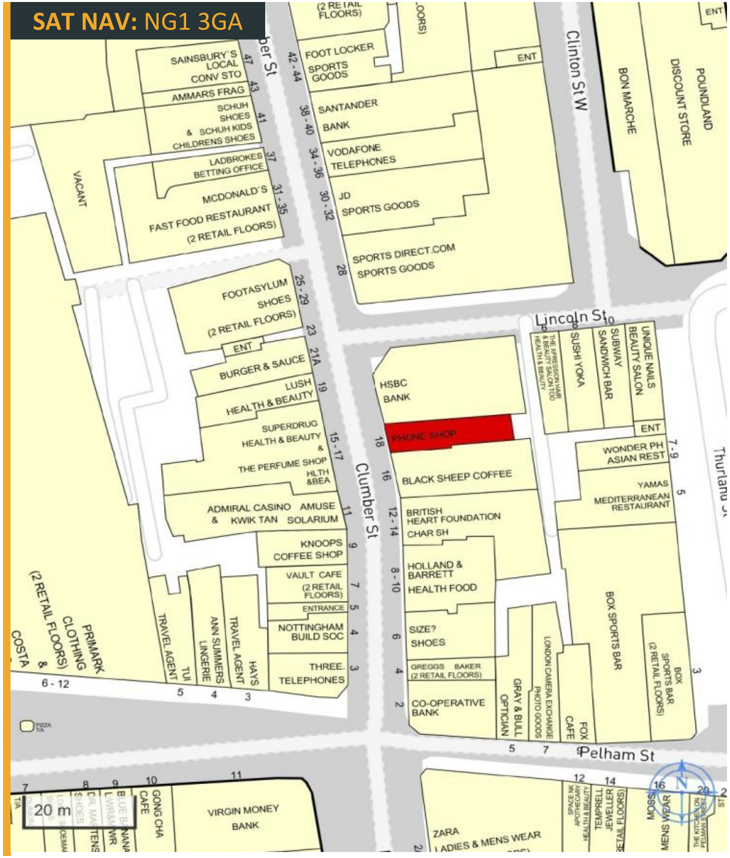
Nottingham has a relativelyy high proportion of young adults aged 15-24. In contrast, the retired age of 65 and over are moderately underrepresented. The high proportion of young adults in part reflects the sizeable local student population. The city is home to two universitates being The University of Nottingham (Russell Group) and Nottingham Trent University which generates an estimated economic impact across the UK of £1.1 billion per annum. The city is home to circa 90,0000 students.

Covenant

We have made enquiries of the credit worthiness of the tenant via Experian, and the information is as follows:

Mexican Grill Limited
Risk Score – 49/100 very low risk
Risk – above average risk
Credit limited - £210,000
Credit rating - £140,000
Principal activities – operation and management of restaurants.

Phone Gadget Limited
Risk Score – 34/100 very low risk
Risk – above average risk
Credit limited - £11,000
Credit rating - £7,500
Principal activities – management consultancy, financial management, repair of consumer electronics
The landlord holds a rent deposit of £66,000.



Further Information

Copies of the lease, EPC certificate, credit report and other relevant information are available upon request.

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 side is to be responsible for their own legal costs.

Further Information

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

Noel Roper
07711 211 511
noel@fhp.co.uk

FHP fhp.co.uk
0115 950 7577

Fisher Hargreaves Proctor Ltd.
10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

03/08/2026