

Land & Buildings | Cattle Market Road | Nottingham | NG2 3GY

1.42 acre site held on lease until 24 March 2069

Part vacant, part income producing

444.75m²
(4,788ft²)

- Site held on a 99 year lease
- Annual Ground Rent £39
- Part sublet to Anchor Supplies Ltd at £20,000 per annum
- Plus a vacant 0.83 acre site
- Adjacent Notts County FC and Johnsons Auctioneers



FOR SALE



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Location

The property is located 0.5 miles from Nottingham City Centre within the Cattle Market Industrial Estate with easy access on to the A60 and A52.

The property is approximately 20 minutes from either Junction 24, 25 or 26 of the M1.

Description – Vacant Site

The property is accessed off Cattle Market Road or Clarke Road through a securely palisade fenced and gated site.

The yard area extends to approximately 0.8 acres with the benefit of a front workshop with ancillary two-storey office content.

The site offers the following features and specification:

- Palisade fenced and gated level loading access door
- Clear span workshop/warehouse space
- Three phase power, heating and lighting
- Secure separate outbuilding/lock up
- Ancillary WC facilities
- Office benefits from heating, lighting and carpet flooring
- Two entrance and exit points





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Floor Areas

The vacant site extends to circa 0.83 acres (0.336 hectares) and has the following accommodation:

Description	M ²	Ft ²
Warehouse	220.70	2,375
Ground Floor Office	73.60	793
First Floor Office	73.60	793
Additional Small Unit	76.85	827
Total	444.75	4,788

The Anchor Supplies Ltd site extends to circa 0.59 acres (0.238 hectares), has numerous buildings on site, a separate entrance, palisade fencing and 3 Phase power.

(This information is given for guidance purposes only)

Price

Offers are invited in the region of:

£500,000

(Five hundred thousand pounds)

for the long leasehold interest with part vacant possession.



Occupational Leases

The property in its entirety is held on a ground lease from the Nottingham City Council for a term of 99 years from 25 March 1970 at an annual ground rent of £39.

Anchor Supplies Ltd occupy the western half of the site by way of a ground lease expiring 24 April 2027 at a rental of £20,000 per annum. The buildings are tenant owned.

Business Rates

From enquiries of the Valuation Office website, the following Rateable Values apply from **1 April 2026**:

Vacant Site: £17,500

Anchor Supplies Ltd: £7,100

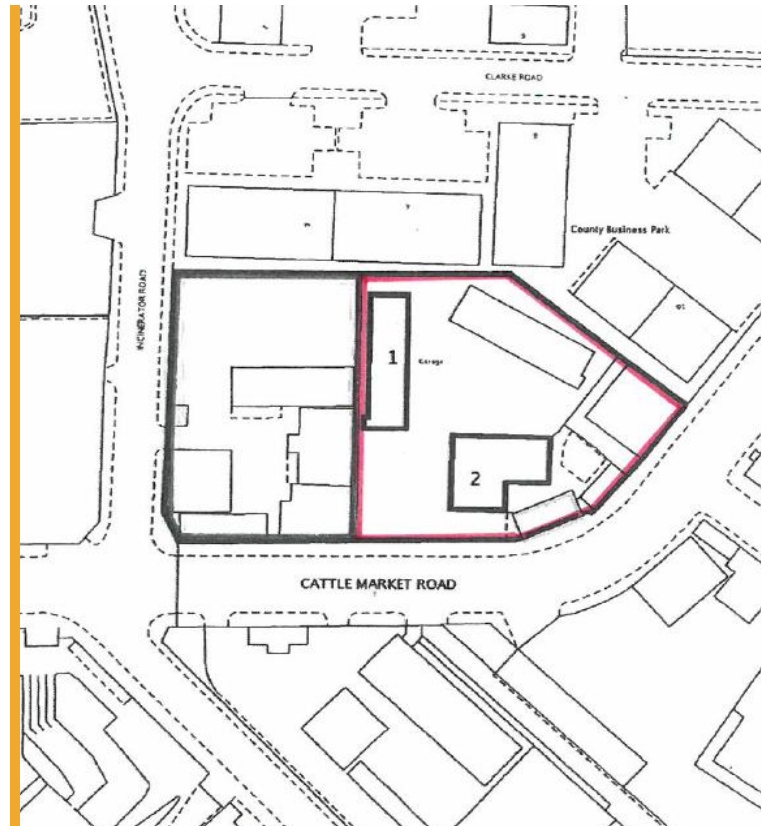
(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries of Nottingham City Council)

EPC

The vacant property has an EPC rating of E-104 which is valid until 20 May 2029.

VAT

VAT is payable on the sale price at the standard rate.





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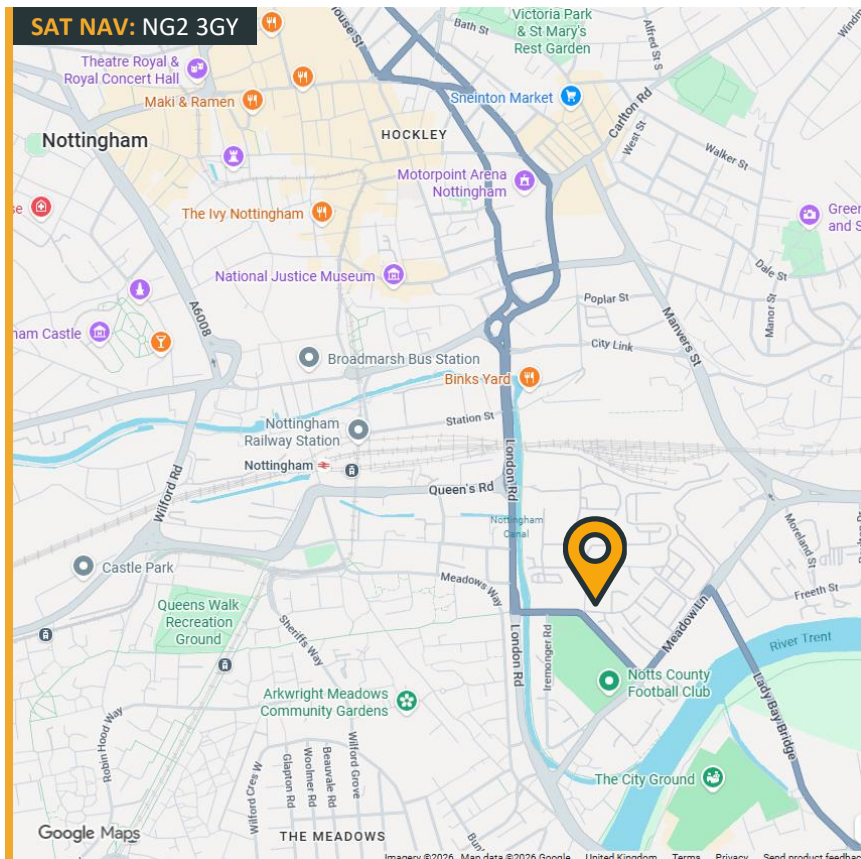
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Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the purchaser at the appropriate time.

Further Information

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

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25/08/2026

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