

Lambert  
Smith  
Hampton

8,525 SQ FT / 792 SQ M

**FOR SALE**

- ✓ Currently producing **£41,068 pa**
- ✓ Suitable for alternative uses  
(subject to requisite consents)
- ✓ Convenient City Centre location

**15 Castle Gate  
Nottingham NG1 7AQ**

**Freehold Part Let Retail & Office Investment With Redevelopment Potential**



University of Nottingham - Castle Meadow Campus

Wilford Road

British Waterways Business Centre

Nottingham Castle

Bluecoat Sixth Form

Canal Street

NCP Nottingham Maid Marian Way

Maid Marian Way

Castle Gate

Stanford Street

15 Castle Gate

Lister Gate

Indicative Red line Freehold site

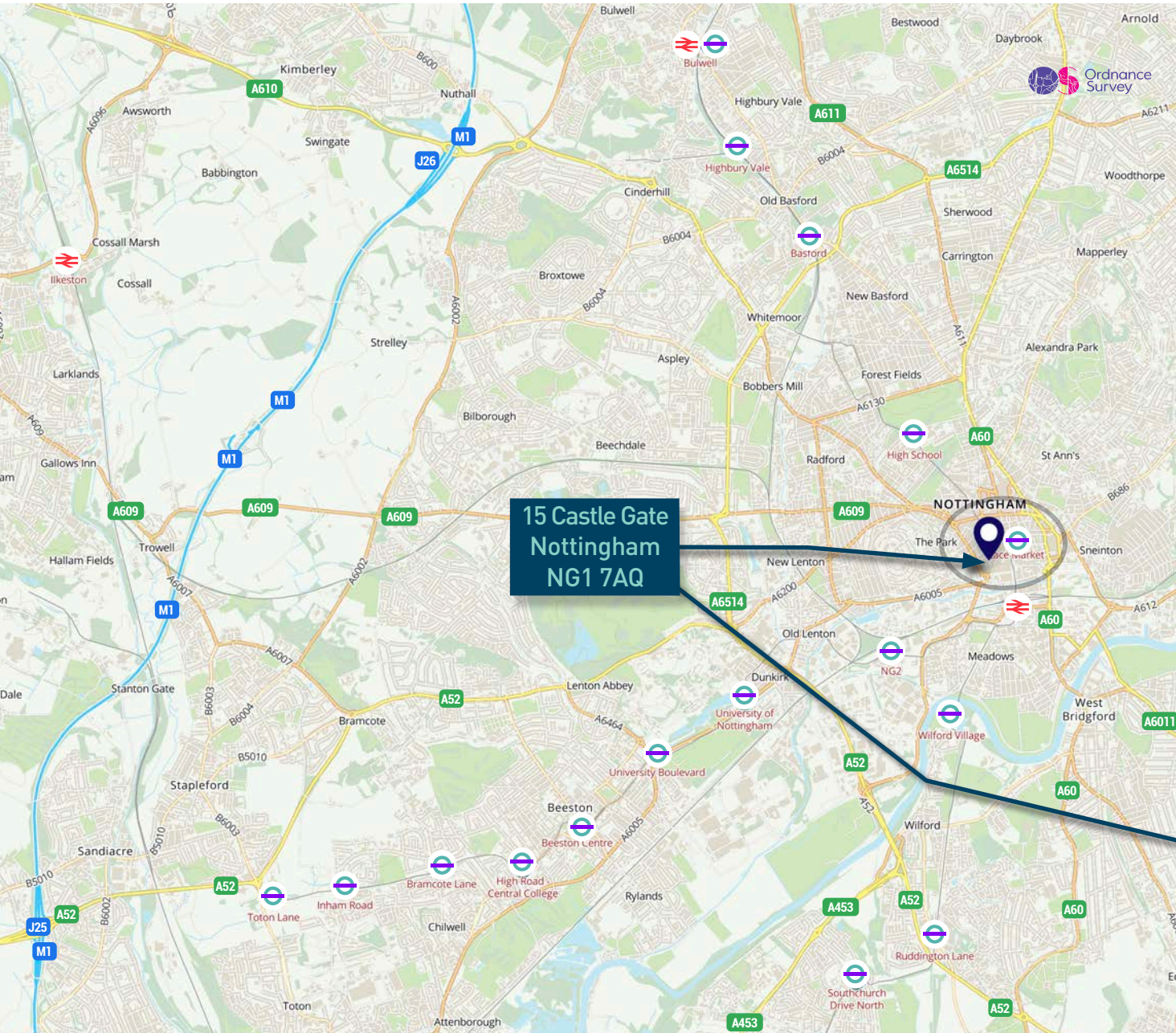
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Castle Gate



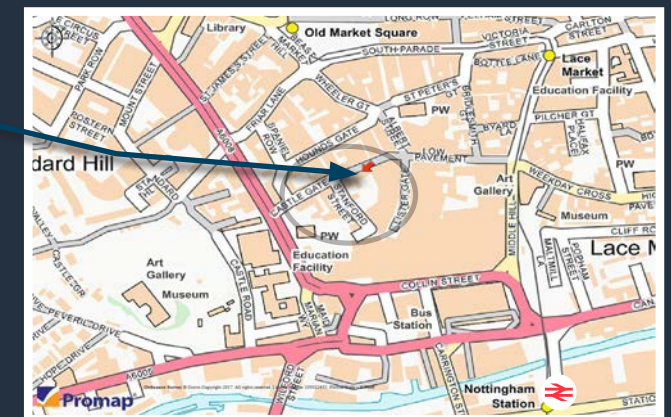






## Location

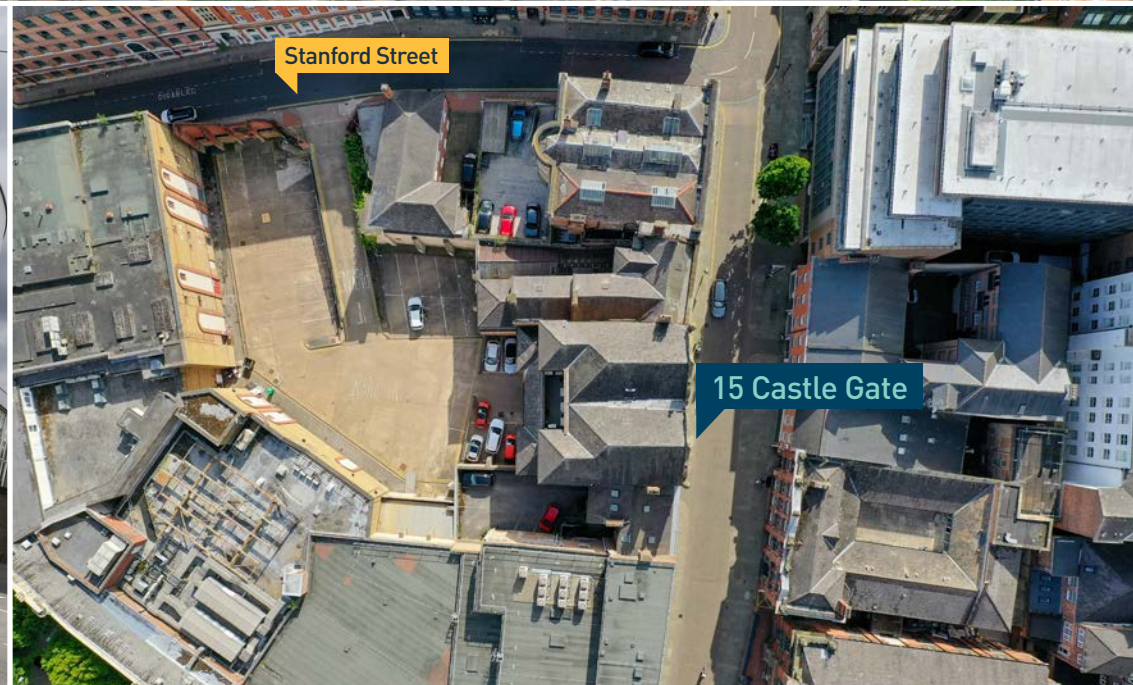
- Nottingham is a major city in the East Midlands, within the heart of England with excellent transport links, rapid access to the Motorway system, a major railway station and a comprehensive public transport network. The city lies approximately 128 miles north of London, 51 miles northeast of Birmingham and 73 miles south of Leeds. Road communications are excellent with the M1 providing routes north and south and the A50 giving a direct link to Derby and the west. The train station located to the south of the city centre provides direct trains to London St Pancras International Train Station with a journey time of approximately 1 hour 41 minutes.
- Nottingham has a population of approximately 323,600 (2021 census), with an average of over 62,000 full time students living across two universities. It is also one of the UK's top 10 retail centres and one of only six designated Science Cities within the UK. The local economy employs more than 300,000 people.





# Situation

- ✓ The property occupies a prominent position within the pedestrianised section of Castle Gate, close to its junction with Stanford Street in the heart of Nottingham City Centre.
- ✓ One of the main pedestrianised thoroughfares, Albert Street/Lister Gate, lies close by, with nearby occupiers including Marks & Spencer, Weavers of Nottingham, Greggs and Hotel Chocolat.
- ✓ The property is also within walking distance of many of the city's amenities and attractions including Nottingham Castle, Nottingham Express Transit (NET) and Nottingham Train Station.





## Description

The property comprises ground floor retail accommodation with upper office floors and secure basement parking. The property was redeveloped in the late 1980s and has retained its attractive Victorian façade with upgraded and refurbished accommodation.

- ✔ Situated in one of Nottingham's most desirable commercial and residential locations
- ✔ Close to busy pedestrianised retail thoroughfare
- ✔ Net internal area **8,525 sq ft (792 sq m)**
- ✔ Accommodation arranged over basement, ground and three upper floors
- ✔ Currently producing **£41,067.82** per annum
- ✔ Potential for redevelopment (subject to requisite consents)

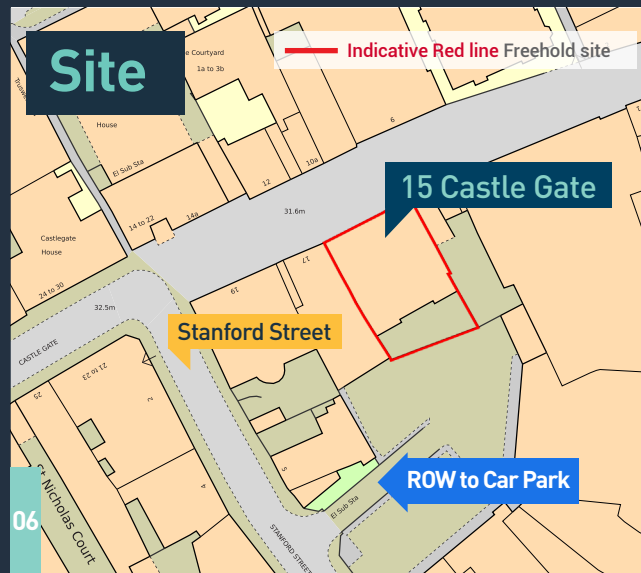
Reception



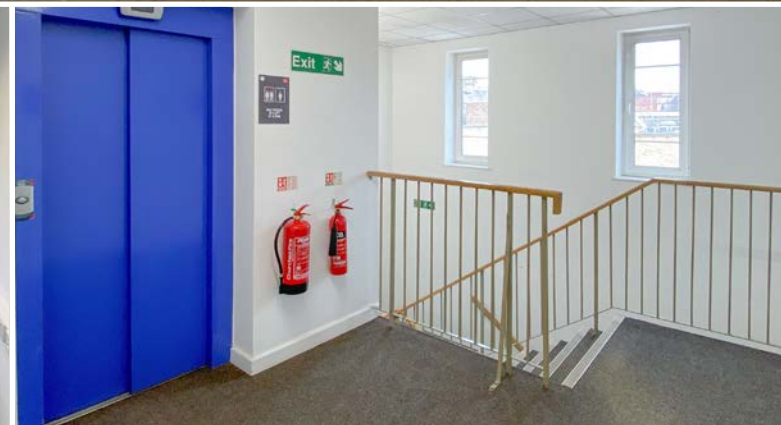
Ground Floor -Retail



Ground Floor -Retail













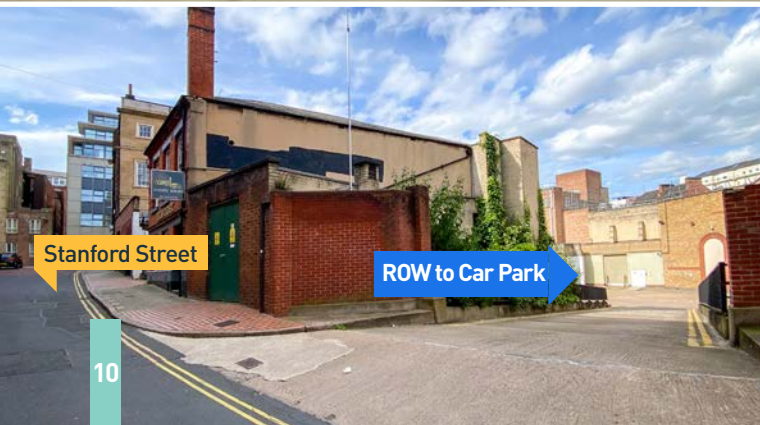
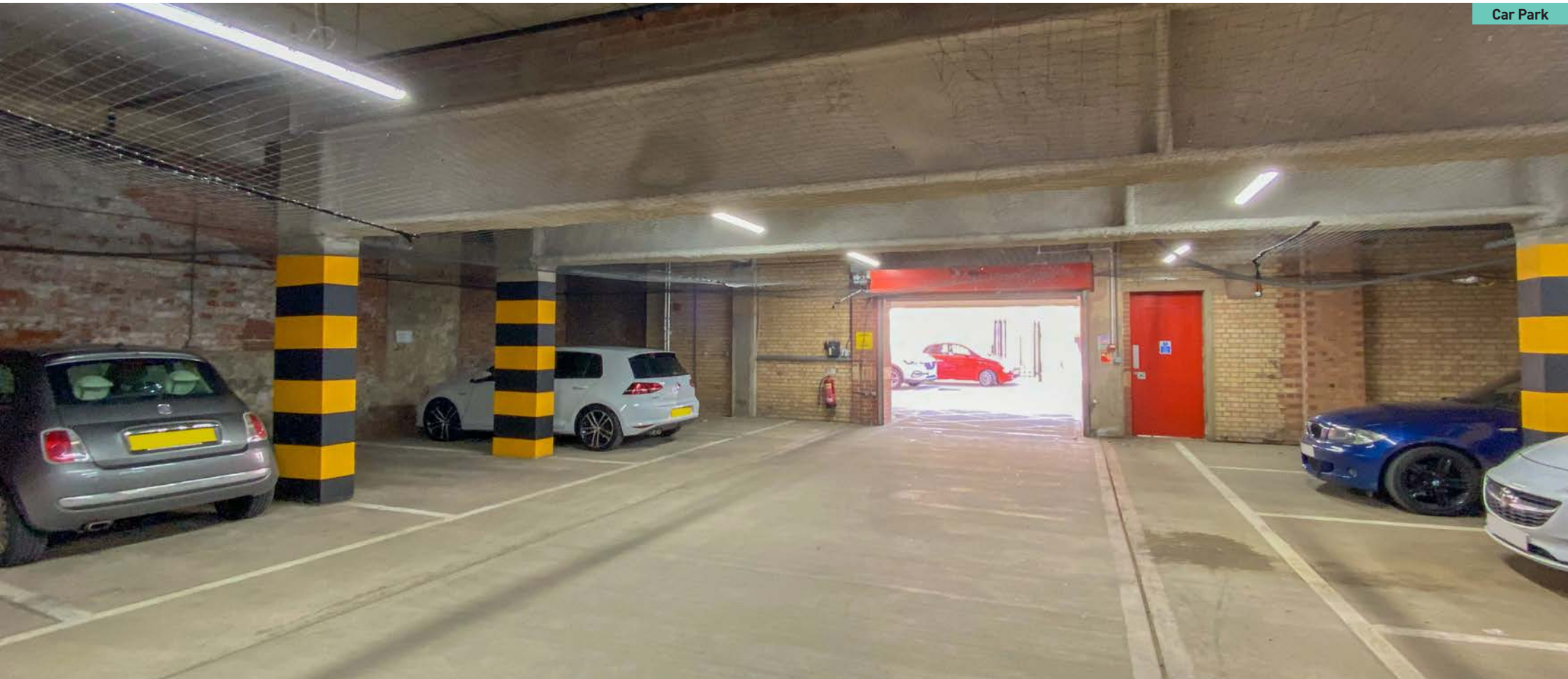


Third Floor





Car Park





## Accommodation & Tenancy Schedule

The property provides the following approximate Net Internal Floor Area:

FLOOR	TENANT (SQ FT)	SIZE (SQ_M)	SIZE	USE (YEARS)	TERM START	LEASE END	LEASE REVIEW	NEXT	BREAK	RENT (PA)	COMMENTS	RATEABLE VALUE
Ground	15 Castlegate Ltd	2,004	186	Retail	20	26/01/2012	25/01/2032	26/01/2027	25/01/2028	£24,067.82	Rent includes £1,317.82 of Car Parking Rent	£36,000
First	Vacant	2,322	216	Office	N/A	N/A	N/A	N/A	N/A	N/A		£30,500
Second	The Best Connection Group Ltd	1,853	172	Office	5	02/08/2019	01/08/2024	N/A	N/A	£17,000	HoTs agreed for a one year extension at a rent of £15,147	£24,000
Third	Vacant	2,221	206	Office	N/A	N/A	N/A	N/A	N/A	N/A		£27,000
Basement	N/A	125	12	Store	N/A	N/A	N/A	N/A	N/A	N/A		£540
<b>Total</b>		<b>8,525</b>	<b>792</b>							<b>£41,067.82</b>		

## Viewing and Further Information

Strictly by prior appointment with the sole agents, please contact:

**Andrew France** BSc (Hons) MRICS  
M: 07548 706333  
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**Max Johnson**  
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**Lambert  
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**Lambert Smith Hampton**  
East West Building  
2 Tollhouse Hill  
Nottingham, NG1 5FS

Office: 0115 950 1414

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## Tenure

Freehold, subject to existing tenancies upon completion. Title: **NT187187**.

## Proposal

Guide Price upon application.

## VAT

The building is not elected for VAT.

## EPC

Ground Floor Retail Unit – **C(51)**.  
Offices & Communal Areas – **D(95)**.

## Planning

The property lies within the Old Market Square Conservation Area.

Interested parties are advised to address their planning enquiries direct to the LPA,  
**Nottingham City Council**; Tel: **0115 876 4447**.

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred.