

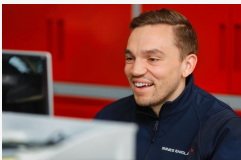


**Former Nottingham Building Trades Social Club, 50 Thurgarton Street,  
Sneinton, Nottingham, Nottingham NG2 4AG**

## **Former Social Club**

- ▶ **GIA: 7,148 sq ft (664.07 sqm)**
- ▶ **Substantial corner plot within residential locality**
- ▶ **Within close proximity to Nottingham City Centre**
- ▶ **Suitable for alternative use (subject to requisite consents)**

For enquiries and viewings please contact:



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### Location

The property is located on the corner of Thurgarton Street and Lord Nelson Street within the locality of Sneinton, a small suburb approximately 1.2 miles northeast of Nottingham City Centre. Sneinton is generally characterized by residential buildings and numerous amenities such as a Co-Op located on Sneinton Boulevard. There are numerous bus stops located on Sneinton Boulevard leading into the city and the wider conurbations of Nottingham. The City Centre is also within a 15 minute walking distance.

### Description

The property is situated on a substantial corner plot within a predominantly residential area.

The property comprises two main elements, a substantial four storey building under a flat roof which is currently utilised in part as a bar, meeting room, snooker hall, office, cellar and benefits from WC's. The other main element is a predominantly single storey social club which benefits from a full bar, kitchen, entertainment space, stage and WC's. To the first floor of this element is a storage room. Both elements benefit from their own separate entrances and have a varied specification. Externally there is a yard area between the properties and an area of land to the front of the four storey building.

### Accommodation

	Sq M	Sq Ft
Social Club & Ancillary	250.4	2,695
1st Floor Social Club	43.7	470
Cellar	68.5	737
Ground Floor	102	1,098
1st Floor	100.2	1,079
2nd Floor	99.3	1,069
<b>Total</b>	<b>664</b>	<b>7,148</b>

Area of site: c.0.11 acres

Measurements are quoted on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice, 6th Edition. All parties are advised to carry out their own measured survey.

### Planning

We understand the property has been utilised for the following uses:

Class F2 (Local Community).

The property may be suitable for alternative uses, subject to the requisite consents.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

### Tenure

The freehold is available to purchase with vacant possession.

### Business Rates

From information taken from the Valuation Office Agency (VOA) website, we understand the property is described as "Club and Premises" and has the following assessments:-

Current rateable value: £9,000

2023 indicative Rates Payable: £4,491 pa

Some parties may benefit from Small Business Rates Relief however all parties are advised to make their own enquiries at the VOA.

### Price

Price Reduced to £500,000

### VAT

VAT will not be applicable to the sale

### Legal Costs

Each party is to bear their own legal costs incurred.

Floor plans are available from the agents.

### EPC

The premises have an EPC assessment of: C-51

### Viewings

Viewings are by appointment with sole agents Innes England.

### Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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