

17 Angel Row | Nottingham | NG1 6HL

# Rare city centre freehold with redevelopment potential

522.94m<sup>2</sup>  
(5,629ft<sup>2</sup>)

- Rare freehold situated in the heart of Nottingham City Centre
- Potential to redevelop upper floors (Subject to Planning)
- High footfall location close to the Market Square
- Nearby operators include McDonalds, Nandos, KFC and Slug and Lettuce
- Offers in excess of £500,000



**FOR SALE**



Location



Gallery



Contact



## Location

The property is situated in the heart of the city on Angel Row close to Nottingham's Market Square and the Chapel Quarter leisure scheme. The locality is popular with both restaurants and retailers, in the immediate vicinity, there is a host of popular and well recognised retail and leisure operators including Taco Bell, KFC, Nandos Slug and Lettuce and Roosters Piri Piri.

Angel Row is a busy thoroughfare benefitting from strong footfall with Nottingham's bus routes stopping directly outside the subject premises.

## The Property

The property is arranged over five floors, the ground floor and basement form a self-contained retail unit that benefits from a suspended ceiling and recessed LED lighting. The upper floors are currently let to a bar operator who is only trading from the first and second floors.

## Accommodation

Floor	m <sup>2</sup>	ft <sup>2</sup>
Basement	74.32	800
Ground floor	134.52	1,448
First floor	100.79	1,085
Second floor	74.32	800
Third floor	94.11	1,013
Fourth floor	44.87	483
<b>Total</b>	<b>522.94</b>	<b>5,629</b>





## Price

Offers are invited to purchase the freehold interest in excess of:

**£500,000**

## Lease

The property can be sold with vacant possession to all floors or with the bar operator on the upper floors remaining in situ who is currently in occupation under a Tenancy at Will. For further information, please contact the marketing agents.

## Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

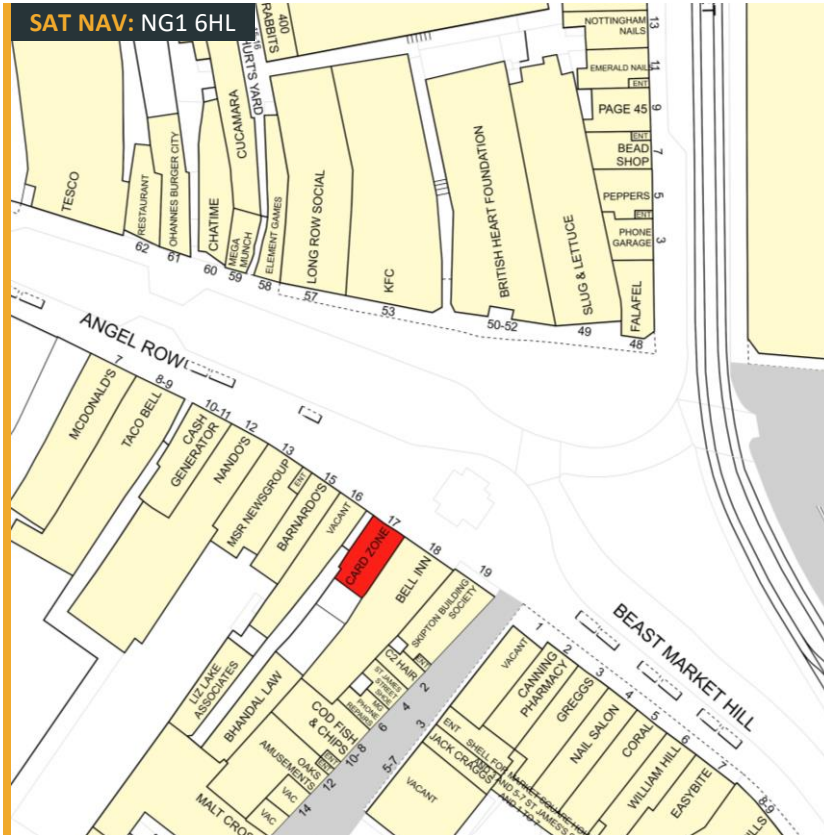
This information is for guidance only and all parties should check themselves with the local planning authority.

## VAT

The property is elected for VAT.

## EPC

A copy of the EPC is available on request. Please contact the sole marketing agents for further details.



## Legal Costs

Each party are to bear their own legal costs incurred.

## Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide the required identification documents.

## Further Information

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

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