

Prime Waterfront Location – Virtual Freehold For Sale

653m²
(7,033ft²)

- Fully stripped back to shell
- Suit Offices, Apartments, Students, Air BNB, Bar/Restaurant
- 7,033 ft²
- A virtual Freehold of 999 years is to be offered at a peppercorn rent
- Offers over £600,000



For Sale



Location



Gallery



Contact



Location

The subject property is located to the South of the City Centre, close to the Broadmarsh Redevelopment Area and the new University of Nottingham Campus. The property is accessed off Canal Street, with the building fronting and overlooking the Nottingham Canal.

There is a bridge link over the Canal to the Nottingham Magistrates Court which then provides quick access to Carrington Street and the Railway Station and Tram Station.

The area known as Castle Wharf comprises 2 large modern office buildings as well as Canalhouse which offers bar and restaurant facilities fronting onto the Canal basin.

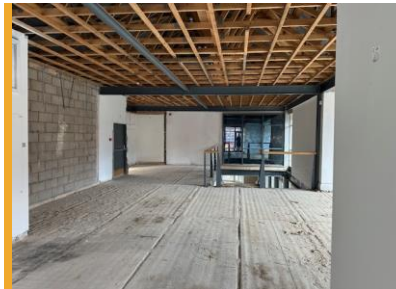
In addition, the British Waterways Building is currently being repurposed to provide 95 waterfront apartments by H2O Urban for Citra Living Limited.



The Property

The subject was for many years the Waterfront Bar and Restaurant and benefits from significant outside seating overlooking the Canal.

The property has now been fully stripped back to shell condition, ready for a new fit-out and would suit a variety of uses.





Accommodation

The internal accommodation provides Lower Ground, Upper Ground, First and Second Floors as follows:-

Floor	GIA m ²	GIA ft ²
Basement	130.43	1,404
Lower Ground (+ External Area)	66.33	714
Upper Ground (+ External Area)	133.31	1,435
First (+ Balcony)	94.76	1,020
Second (+ 2 Balconies)	228.45	2,459
Total	653.28	7,033

(These measurements are given for information purposes only)

Estate Service Charge

The purchaser will contribute to an annual Estates Service Charge – the 2024/25 budget figure is £2,285.

Further details upon request.



Future Use

The building could be fitted out for a number of potential uses subject to securing the required Planning Consents and Build Control Approvals, as follows:

Offices – with great light, what an amazing HQ overlooking water.

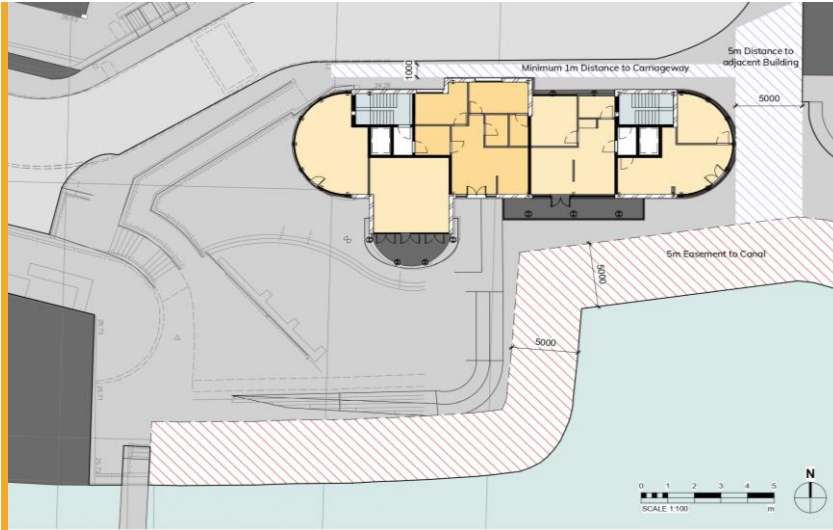
Apartments – potential for 11 units for either Sale, Rental or Air BNB. Franklin Ellis Architects have shown potential for 11 units – scheme available upon request.

Student Accommodation – with the new University of Nottingham Castle Meadow Campus just 3 minutes' walk away, this building could provide studio apartments for students at the new campus which will be home to Nottingham University Business School. UNIP (University of Nottingham Innovation Park) and Digital Nottingham.

Coffee Shop – the lower ground area and external seating would provide a great location for a coffee shop to service the surrounding offices, Magistrates Court and new University Campus, with offices or residential use on the 2 floors above.

Bar/Restaurant/Residential – with its outdoor seating and views over the Canal, what a great setting for an upmarket Bar and Restaurant with Residential on the second floor.





Development Potential

The surrounding buildings are significantly taller than the subject property which suggests additional floors could be added, subject to an engineer's input and planning. There is also an option for demolition and rebuild on a larger footprint and to perhaps 6 storeys again subject to securing the appropriate Planning Consent.

Planning

All interested parties should make appropriate enquiries with Nottingham City Council about their proposals.

Pricing

Offers in excess of £600,000 are invited.

VAT

VAT is applicable at the prevailing rate.

EPC

The property has an EPC rating of D.

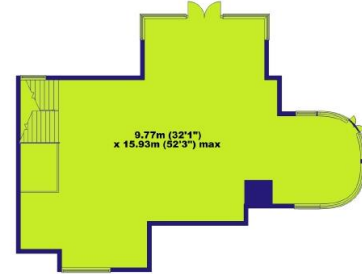
Legal Costs

Each party are responsible for their own legal costs incurred on this transaction.

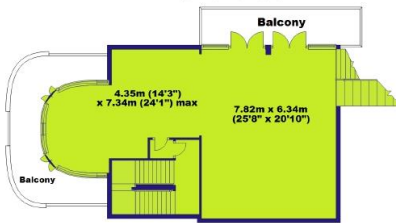
Lower Ground Floor & Basement
Approx. 198.8 sq. metres (2118.4 sq. feet)



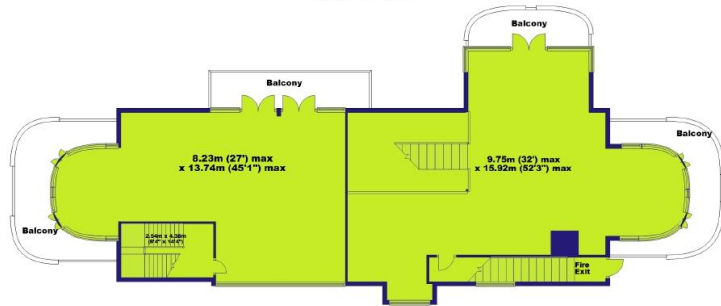
Upper Ground Floor
Approx. 152.3 sq. metres (1645.1 sq. feet)



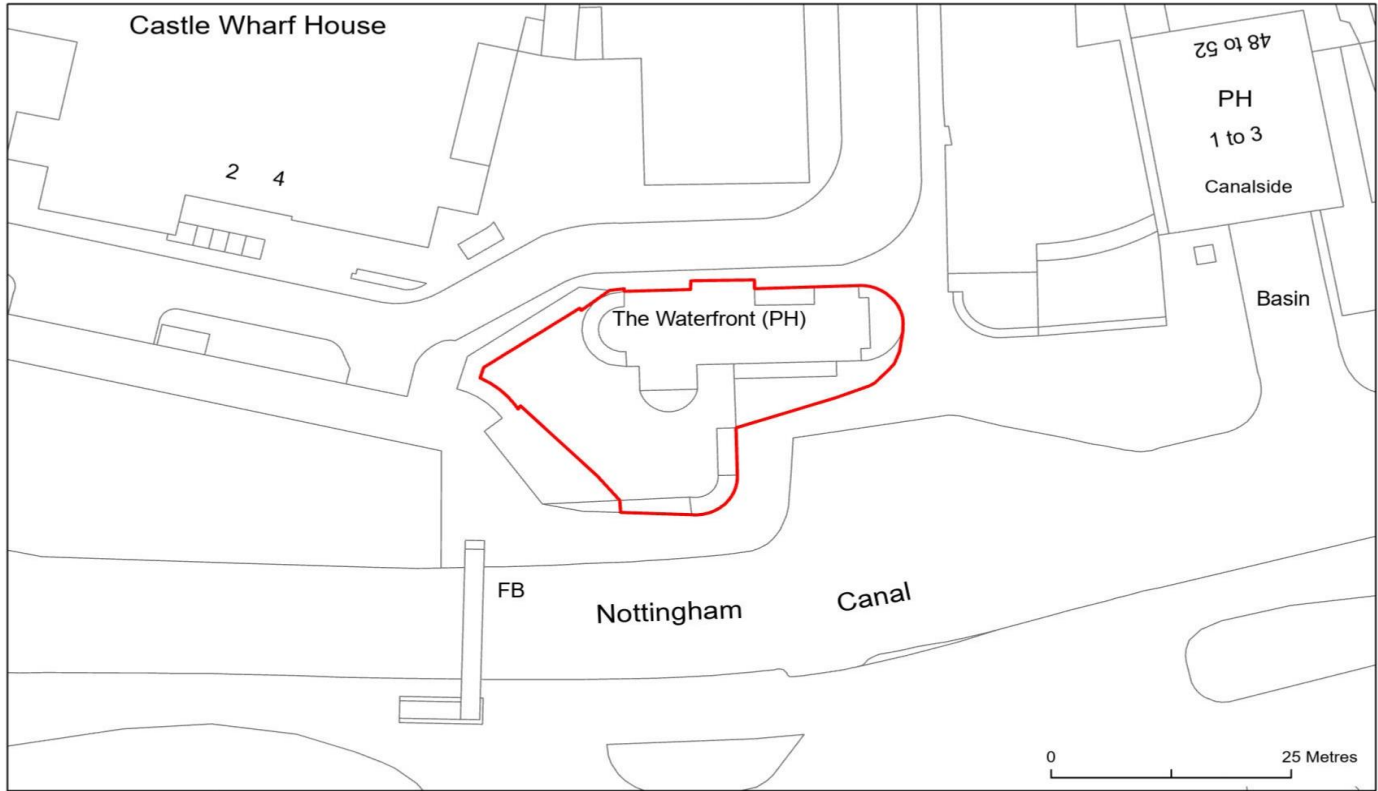
First Floor
Approx. 84.6 sq. metres (912.8 sq. feet)



Second Floor
Approx. 228.4 sq. metres (2457.0 sq. feet)




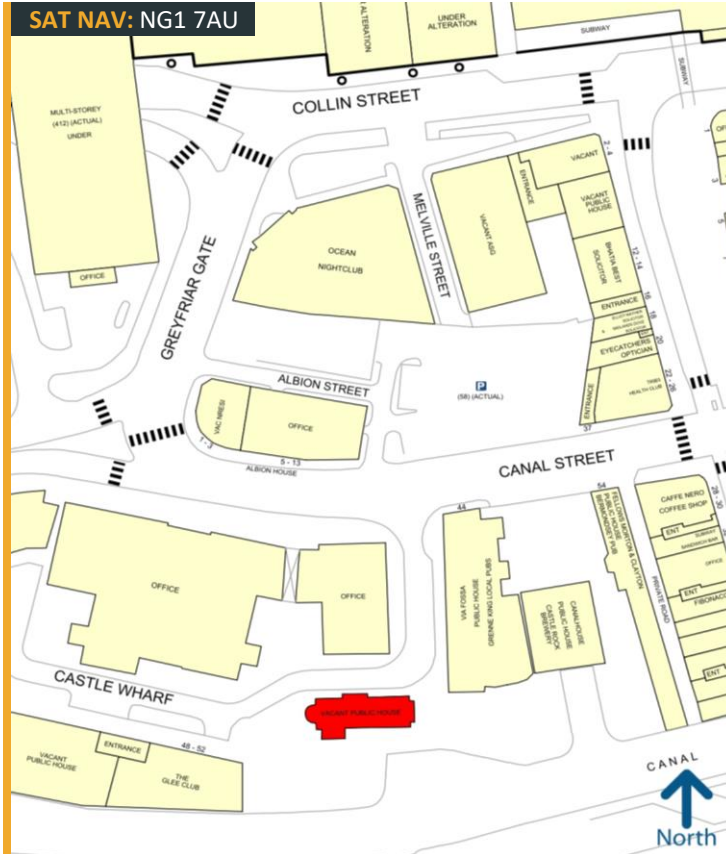
Total area: approx. 653.4 sq. metres (7033.4 sq. feet)



The Waterfront - Nottingham

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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.

Further Information

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

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