

4-6 Wilford Street | Nottingham | NG2 1AA

City Centre Building – 9,567 ft² with 23 Parking Spaces For Sale Freehold with Vacant Possession

888.80m²
(9,567ft²)

- Character building with parking
- 9,567 ft² over Ground, First and Second Floors
- Parking for 27 cars
- Suit office use/leisure/worship, or conversion to residential use
- Long term development potential
- Offers over £1,050,000



FOR SALE



Location



Gallery



Contact



Location

The site fronts Wilford Street with a return frontage to the Nottingham Canal.

The building is opposite Castle Wharf, adjacent to the Navigation Pub and close to the new University of Nottingham Innovation Park (UNIP) which was previously the HMRC Campus.

The site is 5 minutes walk from the Train Station and Broadmarsh Bus Station.

Accommodation

The building is best known for being part of “The Irish Club” and has been utilised as a night club and bar for many years. The accommodation provided is as follows:

	m ²	ft ²
Ground Floor	376.44	4,052
First Floor	376.43	4,052
Second Floor	135.91	1,463
Total	888.80	9,567

Rear Car Park

Through the archway to the rear of the property is a car park for 27 cars which is presently licensed out to NCP.





Rating Assessment

The property has 3 Rating Assessments as follows:-

Part Ground & First Floor – Club & Premises - £26,000

Part Ground & First Floor – Club & Premises - £ 9,800

Part Ground Floor – Shop - £3,800

EPC

The property has an EPC rating of D/88.

Planning

The current use of the property is for a Bar and Club under Class E of the Use Classes Order.

We are instructed to seek “unconditional offers” only in terms of planning for the site.

Potential Use

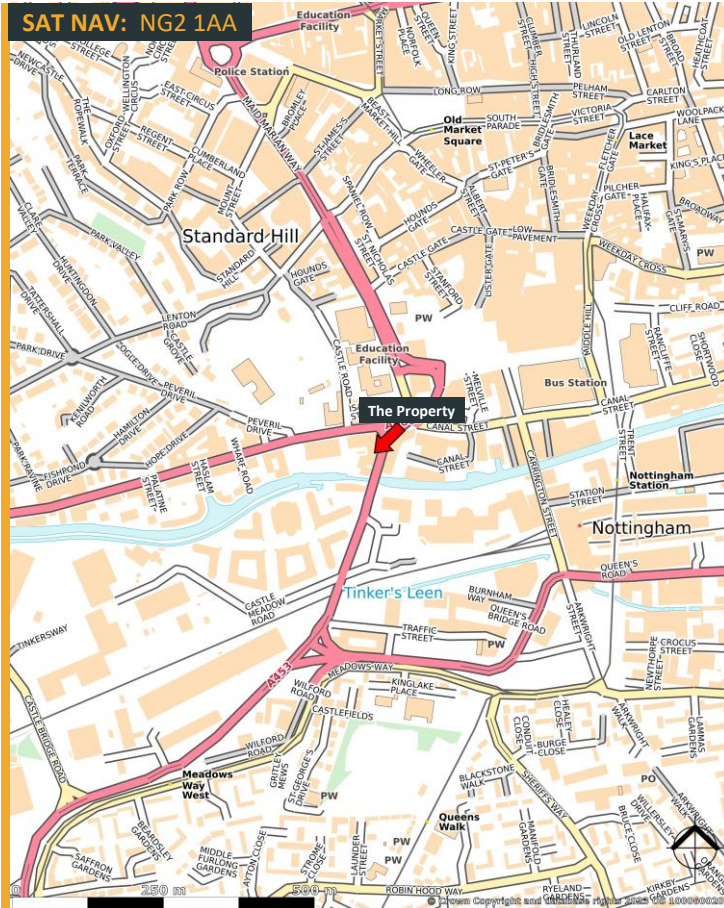
We are of the opinion that the building could be reused for a Bar/Restaurant and small Music Venue, or for a variety of other purposes, particularly with the benefit of the rear car park, including Offices/Medical Centre/Theatre School/Gym/Church.

The building could also be refurbished to provide City Centre residential accommodation or a mixture of commercial and residential uses.

Long Term Development Potential

There is significant scope in the longer term to redevelop the rear site with its frontage to the canal with a new building of 6+ storeys for residential purposes.

A number of schemes have been proposed and discussed with the Planners which can be made available upon request, and which show significant inherent value in this site.



Pricing

Offers over £1,050,000 are sought for the site.

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.

Legal Costs

Each party to bear their own legal costs .

Further Information

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

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