

# 48/50 ST MARYS GATE

Nottingham, NG1 1QA



## Key Highlights

- Unrivalled City Centre Lace Market location.
- Rare Grade II Listed self contained office building.
- Suitable for a variety of uses (subject to planning permission).
- Current income £39,105 per annum with scope for growth.

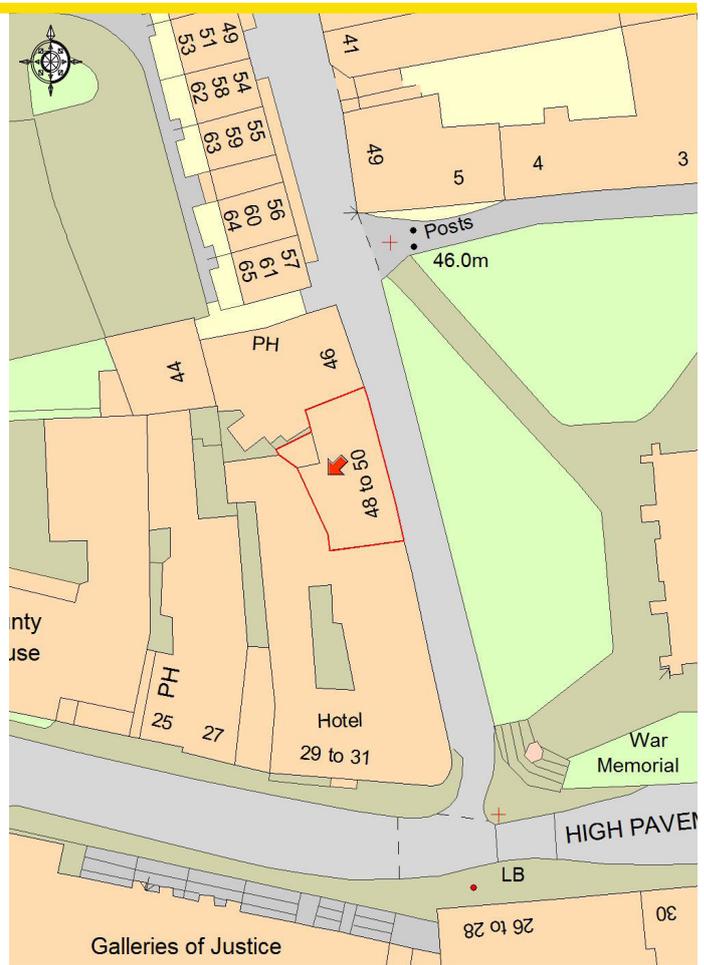
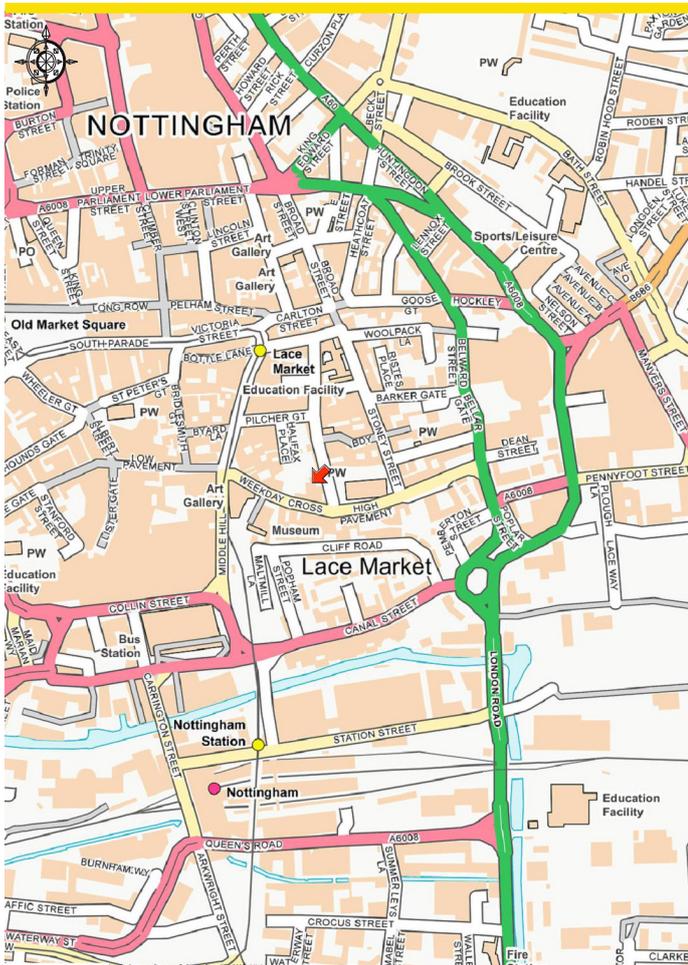
---

SAVILLS  
Enfield Chambers, 18 Low Pavement  
Nottingham NG1 7DG

**+44 (0) 115 934 8050**

[savills.co.uk](https://www.savills.co.uk)

The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, colored in a vibrant yellow, set against a solid black rectangular background.



## 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 north east 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 305,680 (2011 census), with an average of over 62,000 full time students living across two universities. The local economy employs more than 300,000 people, and is growing at a faster rate than regionally or nationally. It is also one of the UK's top 10 retail centres and one of only six designated Science Cities within the UK.

## Situation

48/50 St Marys Gate is centrally located in Nottingham City Centre and is situated at the southern end of St Marys Gate close to its junction with High Pavement and affording stunning views of the western elevation of St Marys Church and to the East over the City towards the Castle.

The immediate area is predominantly categorised by a mixture of attractive period residential and commercial properties within the popular Lace Market District having undergone significant gentrification and now providing an eclectic mix of boutique retailers, restaurants and bars, being particularly popular with SME's in the creative sector.

The property is well located within a 10 minute walk from the main Market Square and the City Centre's principal retail, leisure and tourist facilities, including Marks and Spencer, Whistles, Boss, Joules, Ted Baker, Iberico, Piccolino, Belgo, Baresca, Costa Coffee and Café Nero, to name a few.

Nearby occupiers include Kean's Head Castle Rock, National Justice Museum, Lace Market Hotel, Cock & Hoop, Pitcher & Piano and the internationally acclaimed Nottingham Contemporary, to name but a few.

SAVILLS  
Enfield Chambers, 18 Low Pavement  
Nottingham NG1 7DG

**+44 (0) 115 934 8050**

[savills.co.uk](http://savills.co.uk)

**savills**

## Description

The property comprises an imposing Grade II Listed office building arranged over lower ground, ground and three upper levels being of a traditional brick construction with attractive architectural dressed stone and brick detailing under an interlocking pitched and hipped roof with slate covering conceived in a vaguely Italianate style.

The property incorporates attractive arched fenestration providing a combination of traditional timber framed and metal framed sash and crittle windows, together with two pairs of field and raised entrance doors with cast iron rainwater goods.

The top floor is set back from the main elevational building line and incorporates a central pediment.

Internally, the accommodation is configured to provide attractive, generally open plan office accommodation, incorporating numerous period features with excellent ceiling heights.

More specifically, the property benefits from the following amenities:

- Movement sensor lighting.
- Gas fired central heating.
- Lower ground floor kitchen and WC.
- Lower ground floor meeting rooms and storage.
- Communal WCs on each half landing.
- Air conditioning to the first, second and third floors.
- Excellent natural light.
- Security entry system.
- Kitchen in each tenant area.
- Grade 4 Fire Alarm.
- Fast Fibre Internet Connection.



SAVILLS  
Enfield Chambers, 18 Low Pavement  
Nottingham NG1 7DG  
**+44 (0) 115 934 8050**

[savills.co.uk](http://savills.co.uk)



## Accommodation

Measured in accordance with the RICS Code of Measuring Practice (6th Edition) on a net internal bases and are approximate for guidance purposes only.

FLOOR	SQ M	SQ FT
Lower Ground	51.840	558
Ground	80.050	862
First	84.956	914
Second	85.000	920
Third	71.794	773
<b>TOTAL</b>	<b>373.640</b>	<b>4,027</b>

In addition to which, there are landlord's common areas extending to approximately 675 sq ft (62.71 sq m).

## Occupational Tenancies

FLOOR	TENANT	LEASE TERMS	RENT PA	RENT PER SQ FT	BREAK	RENT REVIEW	SERVICE CHARGE	ERV PER ANNUM
Lower Ground	Vacant	NA	£0	N/A	N/A	N/A	£0	£4,185
Ground	Vacant	N/A	£0	N/A	N/A	N/A	£0	£12,930
First	Blueprint Ltd	3 years from 28/10/2018, expiring 27/10/2021	£13,710	£15.00	N/A	N/A	£5,346.90	£13,710
Second	Latham Architects	5 years from 31/05/2021, expiring 01/06/2026	£13,800	£15.00	3 years	N/A	£3,896	£13,800
Third	Nirami Pimkotr	3 years from 23/04/2021	£11,595	£15.00	N/A	N/A	£4,868	£11,595

SAVILLS  
Enfield Chambers, 18 Low Pavement  
Nottingham NG1 7DG

**+44 (0) 115 934 8050**

[savills.co.uk](http://savills.co.uk)





## VAT

VAT will be applicable to the sale.

## Tenure

Freehold.

## Price

Offers in excess of £795,000 plus VAT.

## Legal Costs

Each party to bear their own legal costs involved in this transaction.

## Anti-Money Laundering (AML)

Any offer accepted is subject to completing AML checks.

## Viewing and Further Information

Strictly by appointment only with the Sole Agent, Savills.

## Contact

### Victor Ktori

+44 (0) 115 934 8171  
vktori@savills.com

### Christine Thorn

+44 (0) 115 934 8152  
cthorn@savills.com

### IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | May 2021