Prominent City Centre Opportunity

London Road, Nottingham, NG2 3AD

Colliers

To Let

- Former motor dealership premises in central Nottingham.
- Prime position adjacent main arterial route with 30,000 daily vehicle movements.
- Accommodation extending to 39,457 sqft/ 3716 m2 of showroom, workshops and offices on approximate 2 acre/0.81 ha site.
- Additional storage land of approx. 2 acres /0.81 ha separately available.
- Potential for a wide range of alternate uses – subject to planning.
- Available on a new lease in part or whole.

Alisdair James
Colliers Automotive and Roadside
07712 538687
Alisdair.James@colliers.com

Sam Hall
Innes England
07929 204405
shall@innes-england.com

Craig Straw
Innes England
07967 680964
cstraw@innes-england.com

Colliers.com/uk-automotive

Prominent City Centre Opportunity

London Road, Nottingham, NG2 3AD

Location

The property is located just off London Road, a main arterial route, connecting Nottingham City Centre to the south. Nottingham railway Station lies opposite the site providing national rail links and a direct route to London St Pancras (1 hour 36 mins).

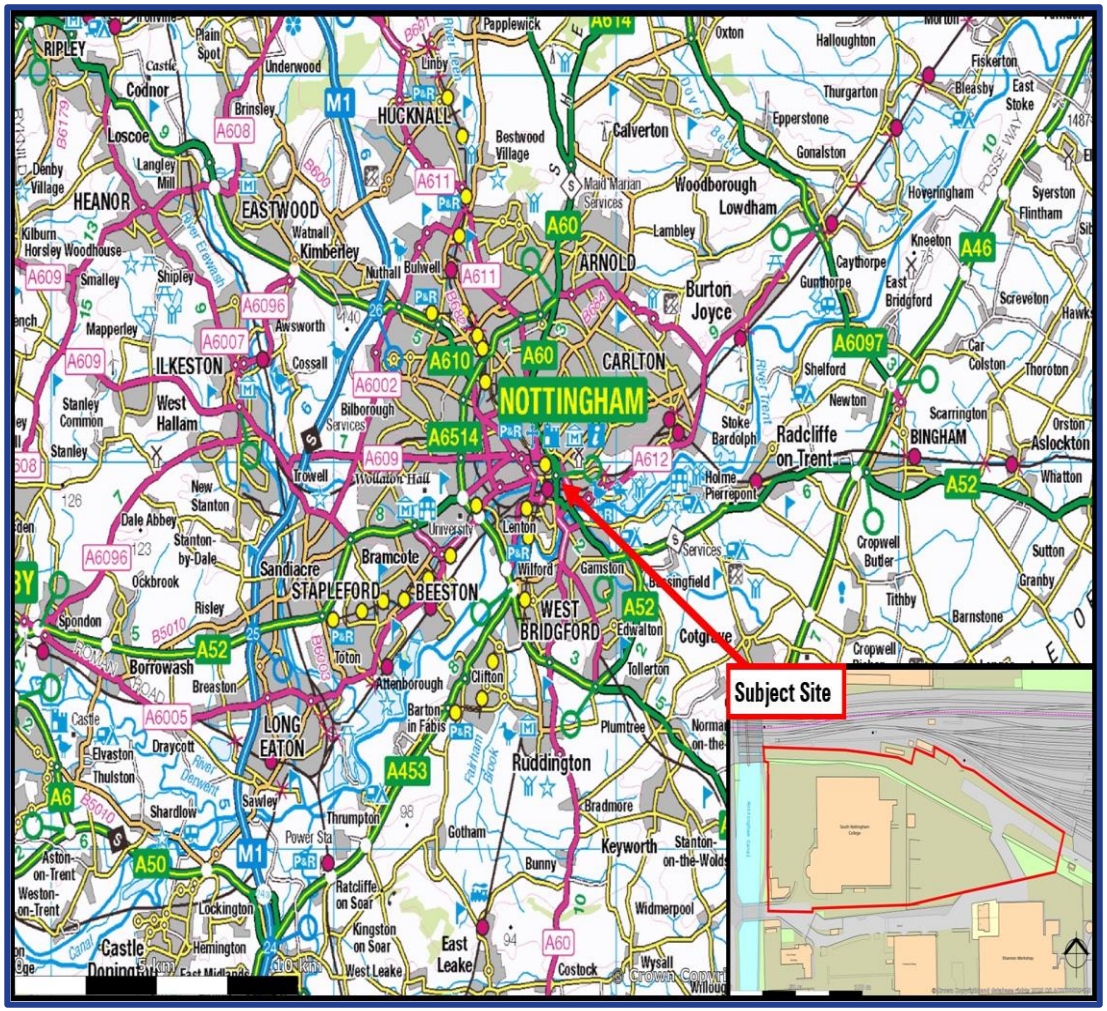
London Road boasts approximately 30,000 daily vehicle movements.

The surrounding area comprises a variety of uses including offices, hotels, retail and leisure as well as a number of private rented and student accommodation blocks. Nearby occupiers include Virgin Gym, Leonardo Hotel, BBC, Capital One and Nottingham City Council offices.

The site lies in close proximity to the Island Quarter, a 36 acre gateway development, with phase one now completed. This includes restaurants, bars and event spaces, with phase two in progress and set to provide over 1,000 student beds, with 500 already completed.

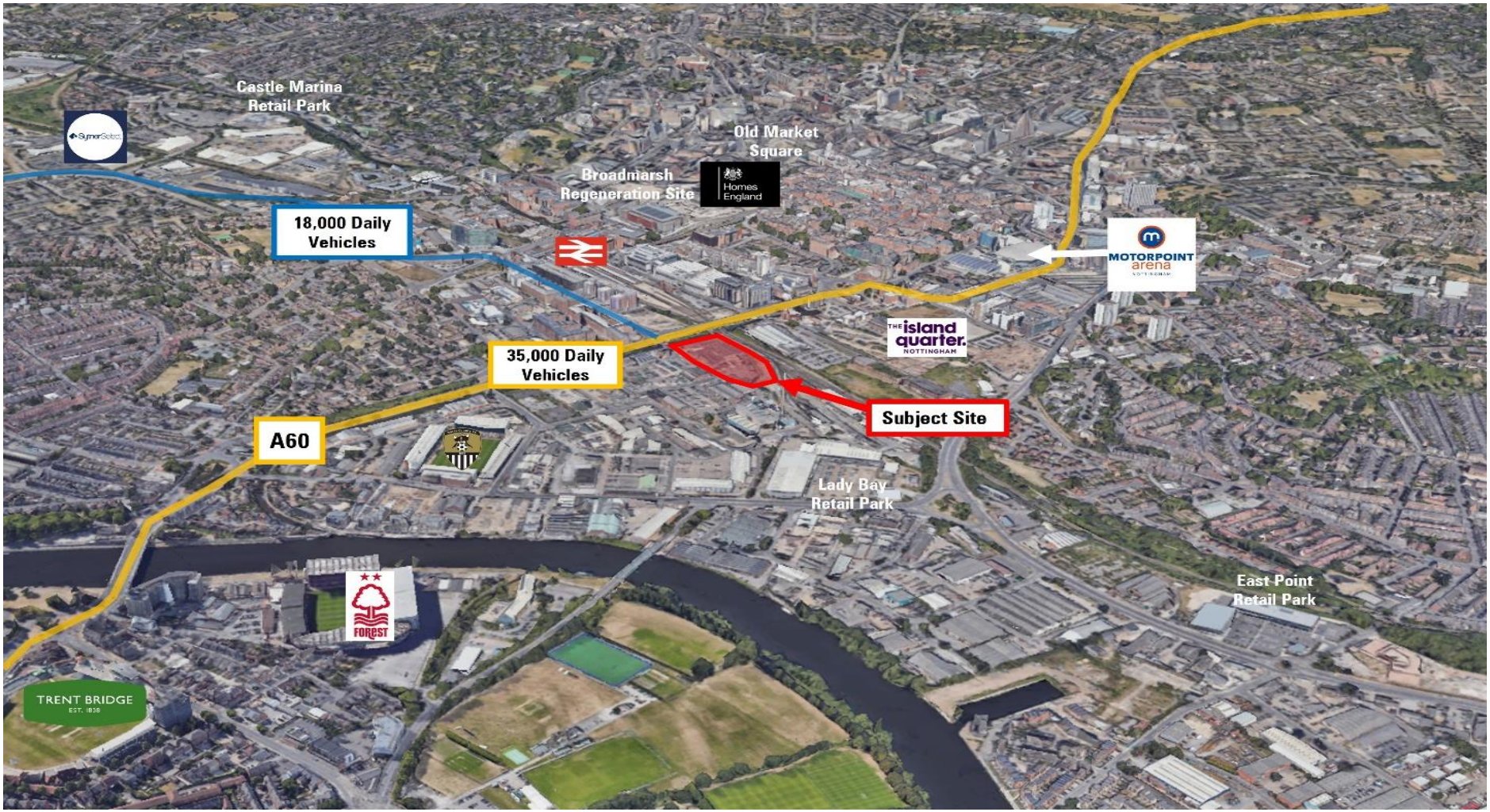
Description

The subject property comprises an extensive former car dealership premises, that have most recently been occupied by Nottingham College for educational use. The premises comprise showroom, partitioned offices, parts storage, canteen, and various workshops with multiple access points at ground floor, with further offices latterly used as classrooms at first floor level. The buildings were originally constructed in the late 1980's and are predominantly of frame construction with profile metal faced cladding to the external elevations and full height glazing to the showroom. The buildings appear to have been extended over time.



Prominent City Centre Opportunity

London Road, Nottingham, NG2 3AD



Prominent City Centre Opportunity

London Road, Nottingham, NG2 3AD

Externally, the site benefits from c100 parking spaces. The land to the rear outlined in blue extends to approximately 2 acres and provides open storage. This area is currently occupied by a third party but could be made available if required.

Accommodation

The approximate Gross Internal Floor areas and site areas can be broken down as below:

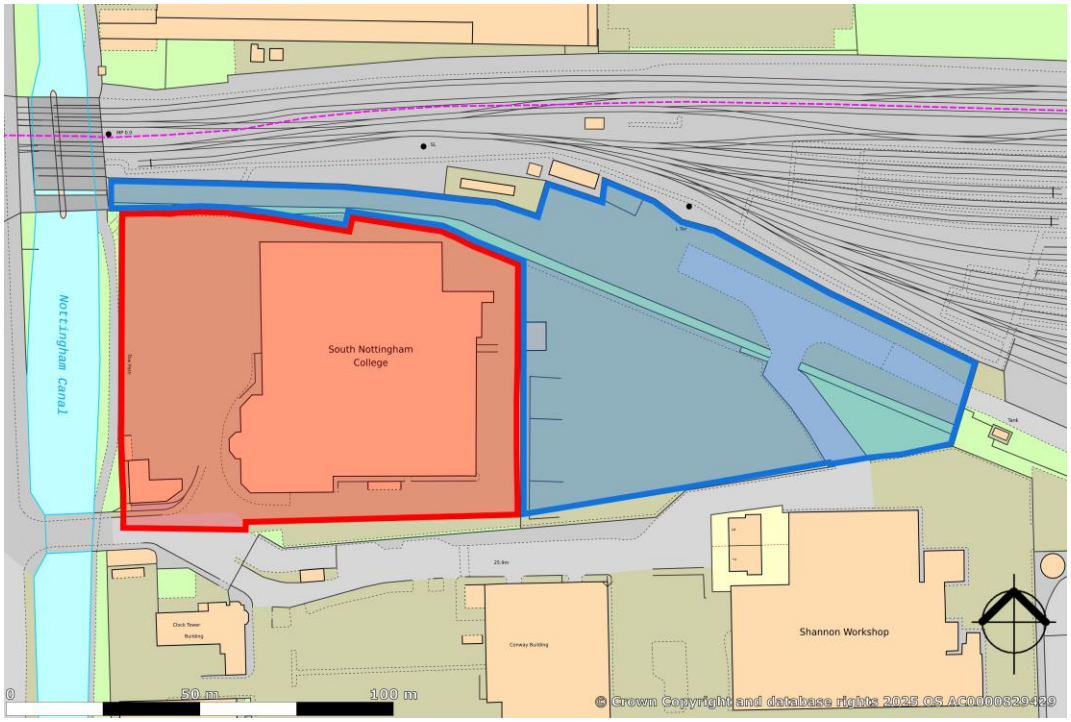
Floor	Use	Area sq m	Area sq ft
Ground	Showroom	621	6,687
	Workshops & Ancillary	2,405	25,894
First Floor	Offices	639	6,876
TOTAL		**3,666**	**39,458**

Site Areas	Hectares/Acres
Front Site (shaded red)	0.833/2.06
Rear Site (shaded blue)	0.785/1.94
TOTAL	**1.618/4.00**

Use

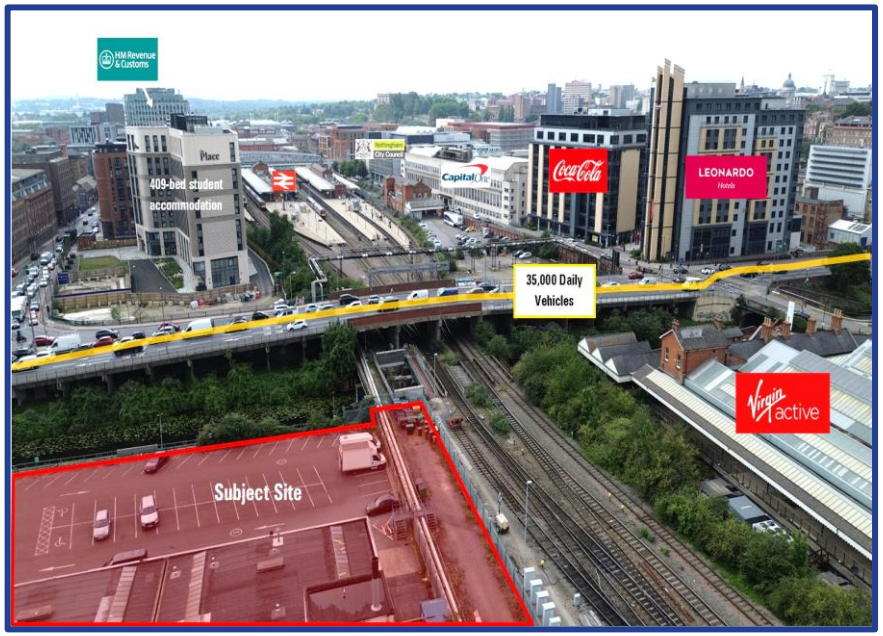
The property currently has a Sui Generis planning permission for vehicle dealership purposes.

The property had a temporary planning consent for educational use that has now expired. The property is considered suitable for alternative uses, subject to landlord's consent and the necessary planning permission being obtained.



Prominent City Centre Opportunity

London Road, Nottingham, NG2 3AD



Prominent City Centre Opportunity

London Road, Nottingham, NG2 3AD

Rent

£217,000 per annum exclusive.

The land to the rear edged blue is available by separate negotiation.

Terms

The property is available via a new lease on terms to be agreed.

The new lease will be contracted out of the 1954 Act relative to security of tenure provisions.

Rateable Value

The property is assessed for Business Rates purposes as follows:

Rateable Value £178,000 pa.

The assessment excludes the storage land currently occupied by the Council.

Legal costs

Each party is to be responsible for their own legal and professional costs in connection with this transaction. All prices and rents quoted are exclusive of VAT.

EPC

A copy of the certificate can be made available on request.

VAT

The property has been elected for VAT.

Money Laundering

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, the Purchaser will be required to comply with our Anti-Money Laundering policy. Further details are available upon request.

Viewing / Further Information

For further information or to arrange a viewing please contact:

Alisdair James
Automotive and Roadside

07712 538687
Alisdair.James@colliers.com

Colliers.com/uk-automotive

Joint Agents

Sam Hall
Innes England
07929 204405
shall@innes-england.com

Craig Straw
Innes England
07967 680964
cstraw@innes-england.com

Disclaimer
Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Colliers International has any authority to make any representation or warranty whatsoever in relation to this property. (Insert date) Colliers International is the licensed trading name of Colliers Property Advisers UK LLP which is a limited liability partnership registered in England and Wales with registered number OC385143. Our registered office is at 50 George Street, London W1U 7GA.