INVESTMENT OPPORTUNITY

30-34 Lower Parliament Street, Nottingham NG1 3DA





BUY!

OFFERS INVITED IN THE REGION OF: £1.4M

PROMINENT MIXED-USE INVESTMENT OPPORTUNITY IN NOTTINGHAM CITY CENTRE

- Two ground floor commercial units with three x six bedroom flats on the upper floors
- Total gross income approx. £121,324 per annum and offers invited around £1.4 m
- Asset management angles to improve the income profile

Location:

The property is located in Nottingham city centre and occupies a prominent position on Lower Parliament Street at its intersection with Broad Street.

The property is in close proximity to the Intu Victoria Centre and nearby occupiers include Argos, Wilko and Ladbrokes to name but a few and in addition there is a significant amount of residential accommodation in close proximity.

Description:

The subject property comprises a four storey mixed use property with two ground and basement level restaurant and take away units, with three upper floors comprising of three large apartments.

Both the ground floor units have been recently refurbished and are let to well known and established local operators.

The three upper floor apartments are accessed from their own self contained entrance and all three apartments have 6 bedrooms with associated kitchen, lounge, WC and bathroom facilities.

Tenancy Information:

See Tenancy Information overleaf.

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Offers are invited in the region of:-

£1,400,000 One Million Four Hundred Thousand Pounds

A full breakdown of the costs are available upon request from the selling agents.

VAT:

The property is not elected for VAT.

FPC:

An EPC has been commissioned.

Viewing:

Please contact the selling agents for viewing arrangements.

Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk OR Matthew Hilton 0115 950 6612 mhilton@heb.co.uk

0115 950 6611

TENANCY INFORMATION - GROUND & BASEMENT LEVELS - COMMERCIAL:

Address	Tenant	Lease Term	Rent PA	Additional Information
32 Lower Parliament St	Bunk Wings	10 Years from 2016	£13,000	The lease contains a tenant only break option and rent review at the 5th anniversary. The property is let on internal repairing and insuring lease terms plus shopfront liability. The unit has been recently refurbished and comprises of 883 sq ft over part ground and basement levels.
34 Lower Parliament St	Sajid Zia	21 Years from 2003	£37,500	The property is let on internal repairing and insuring lease terms plus shopfront liability. The unit has recently been refurbished and comprises of 1,157 sq ft over ground and part basement levels.
Total Income:			£50,500	

TENANCY INFORMATION - UPPER FLOORS - RESIDENTIAL

The upper floors comprise three, six bedroom apartments let to individual occupiers on a room by room basis.

Each tenant signs an assured shorthold tenancy for a minimum term of six months with the rent payable monthly. A one month rent deposit is provided.

There are two different rooms sizes and the rent are based as follows:-

Large Bedroom 6 x £81.00 per week £25,272 per annum Medium Bedroom 12 x £73.00 per week £45,552 per annum **Total Annual Rent** £70,824 per annum The rents are excluding: - Electricity Gas But are including: -Furniture (Bed, Wardrobe, Desk) Full certification Broadband **Building Insurance** Cleaning Council Tax

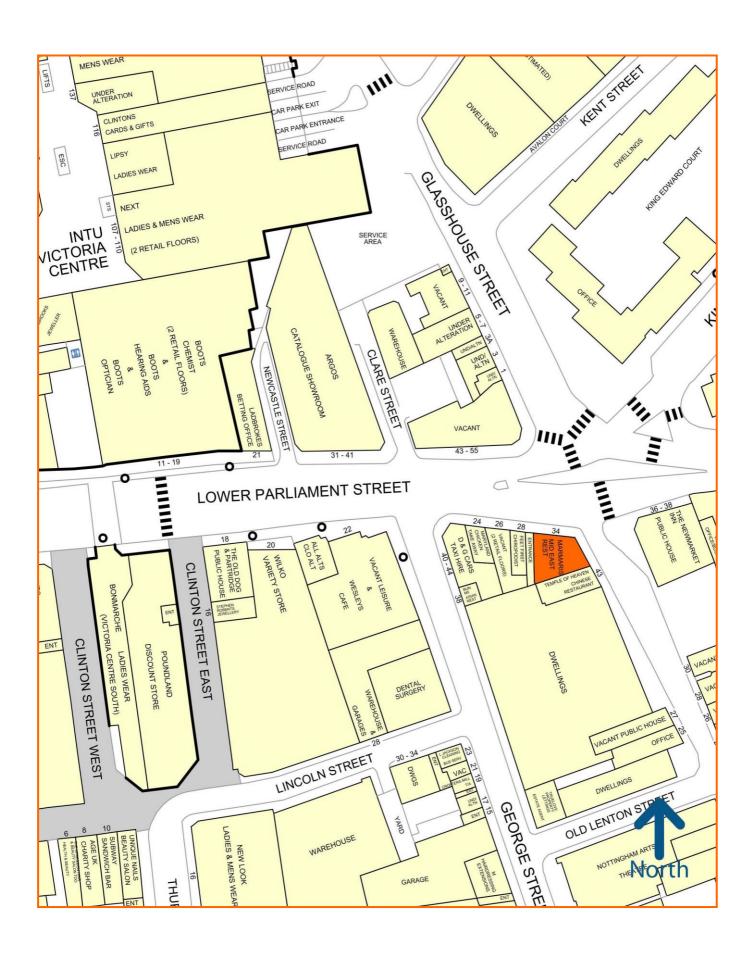
A sample tenancy agreement can be provided upon request.

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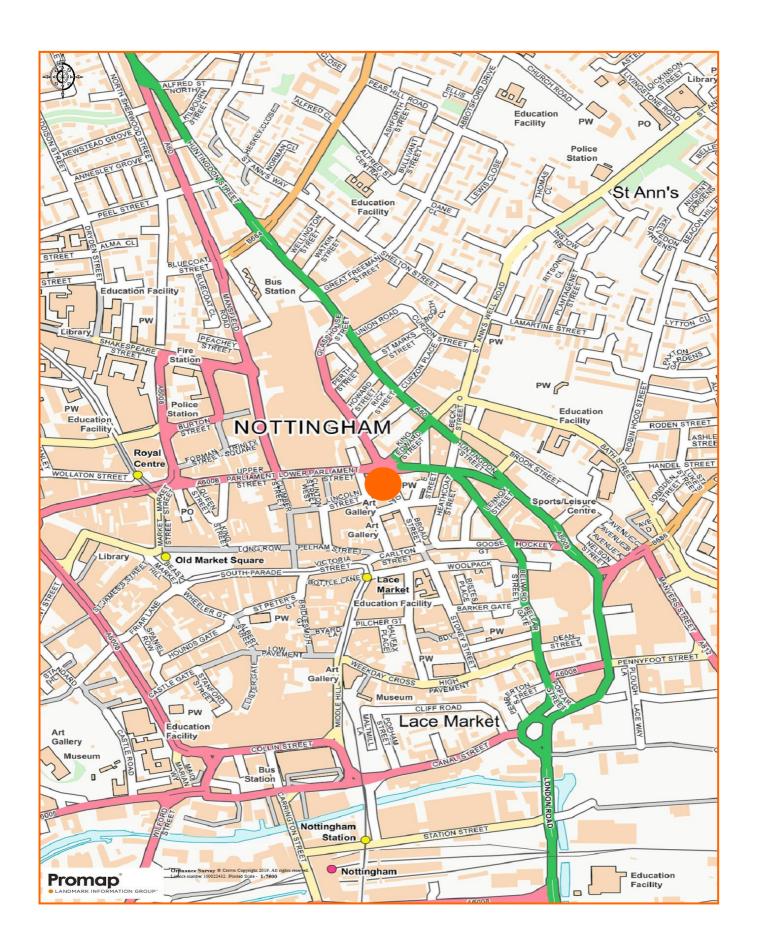




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The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.
b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.