

# 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.

### Price:

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.

### EPC:

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](mailto:wtorr@heb.co.uk)  
OR Matthew Hilton 0115 950 6612 [mhilton@heb.co.uk](mailto:mhilton@heb.co.uk)**

**0115 950 6611**

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

## 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 5 <sup>th</sup> 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.
<b>Total Income:</b>			<b>£50,500</b>	

## 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
<b>Total Annual Rent</b>		<b>£70,824 per annum</b>

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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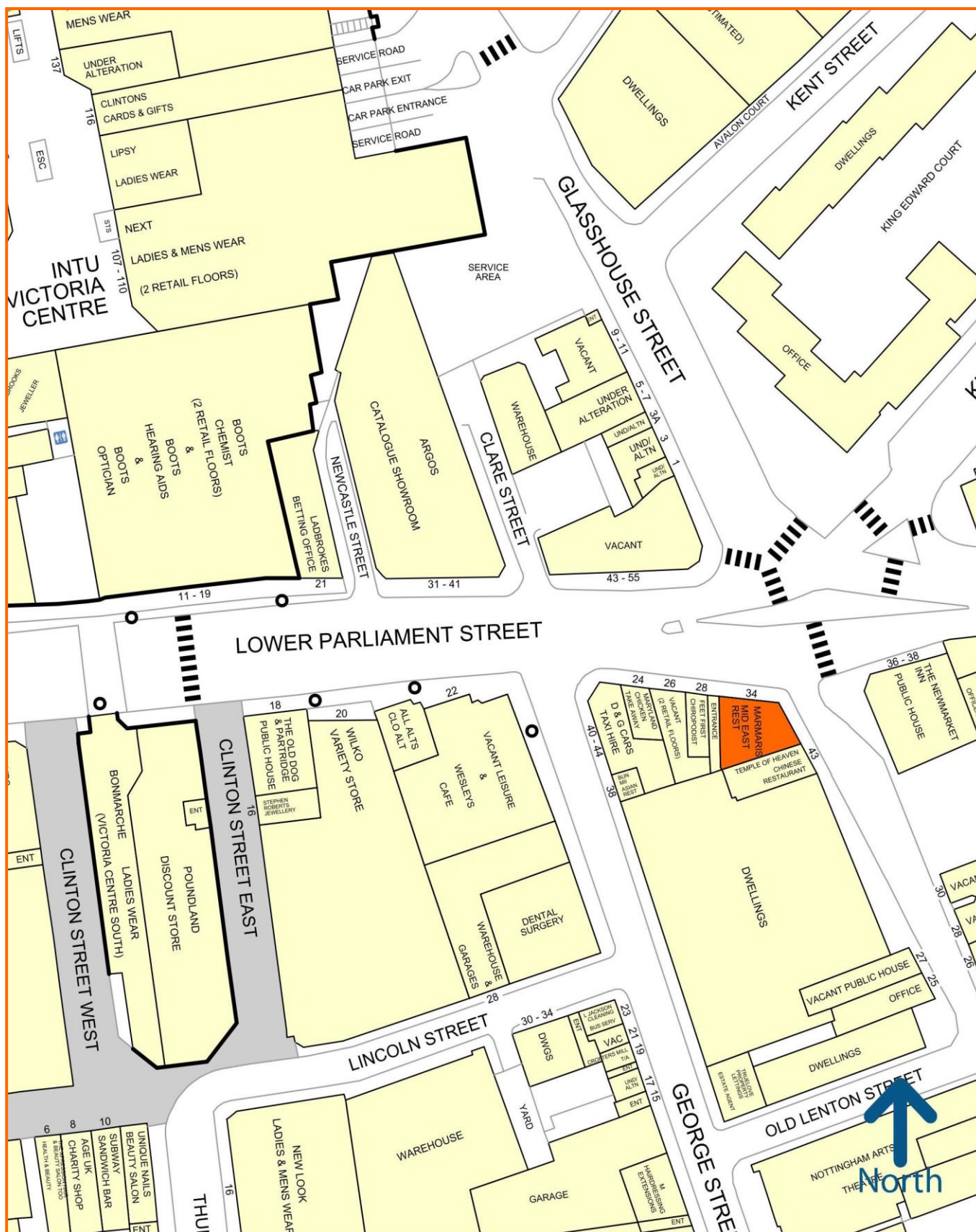


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