

**LONG LEASE FOR SALE - OFFERS INVITED**  
**VIA FOSSA, 44 CANAL STREET, NOTTINGHAM,**  
**NOTTINGHAMSHIRE, NG1 7EH**



- Substantial re-development opportunity (STP) located in Nottingham city centre
- Large four storey detached property fronting Canal Street and Castle Wharf
- The property's ground floor GEA is around 8,685 sq ft and it sits on a plot size amounting to c. 0.28 of an acre
- Offers are invited on an unconditional and conditional (STP) basis
- Likely to be of interest to developers for a range of uses including; residential, student accommodation, commercial or existing licensed use

## Location

Nottingham is a large city in Nottinghamshire with a population of around 330,000 residents. It is located around 15 miles east of Derby and 50 miles north east of Birmingham. It has a large student population with in excess of 60,000 students attending Nottingham Trent University, the University of Law and the University of Nottingham.

The subject property is located in the city centre and it fronts Canal Street and Castle Wharf and backs onto the canal. It is around 0.2 miles away from Nottingham Railway Station. The surrounding area comprises of a mix of residential and commercial occupiers including a number of office buildings, a large build to rent scheme (British Waterways Building) consisting of 95 apartments, including 12 studio flats, 41 one-bedroom and 42 two-bedroom flats, Canalside public house and Nottingham Justice Centre.

## Property Description

Via Fossa is a substantial four storey detached period property of brick construction beneath a variety of roofs with a three storey modern extension to the rear.

## Accommodation

The ground floor trading areas comprise of a front bar area which can accommodate around 60 covers with a central servery plus an adjacent bar/lounge area which can accommodate around 30 covers and a large open plan bar area at the rear of the site which benefits from a central servery and can accommodate around 40 covers. The first floor trading areas comprise of three separate bar/lounge areas.

Ancillary areas include two sets of customer WC's (including disabled), beer store, two kitchen areas with dumb waiters, various wash up areas, fridge/freezer stores, redundant lift, bin store, various storage areas, staff WC, plant room and an office.

The private living accommodation is spread over the first and second floor and comprises of two flats. One flat includes three bedrooms, lounge/kitchen and a bathroom. The other consists of a studio flat with an en-suite.

The second floor comprises of a large redundant space and it benefits from its own external access. There is a separate part of the second floor which is accessed through the pub and comprises of a plant room and storage area. The third floor comprises of a large redundant space.

The property's ground floor Gross External Area is circa 8,685 sq ft and it sits on a plot size amounting to around 0.28 of an acre.

Externally, there is a large seating area at the rear of the site which overlooks the canal and a first floor terrace.

## Tenure

Long lease. The property is held under Title Number NT317443 and the Leasehold Title Plan is included on page 5. The site is let for a term of 125 years from 03/12/1996, expiring on 02/12/2121 – (there is around 97 years unexpired). A service charge is payable which we understand is currently around £6,500 per annum. Further details of the long lease will be made available on request.

## Planning & Development

We have made enquiries with the local authority and can confirm the property is locally listed and is within a conservation area. For further information please contact the local authority.

## Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

## Premises Licence

It is understood that the property currently possesses a Premises Licence.

## Fixtures & Fittings

No fixtures and fittings will be included in the sale unless agreed. Any third party items, such as gaming machines, dispense equipment, sound systems etc, will also be excluded.

## Business Rates and Council Tax

The property is assessed as a 'Public house and premises' and the Rateable Value is £49,500 with effect from 1st April 2023. The domestic accommodation is within Band A for Council Tax purposes.

## VAT

VAT is applicable on the sale of the property.

## EPC

An EPC has been requested.

## Viewings

All viewings are strictly by appointment only.

## Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Enquiries



Contact: Jack Sinclair  
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Contact: Richard Tole  
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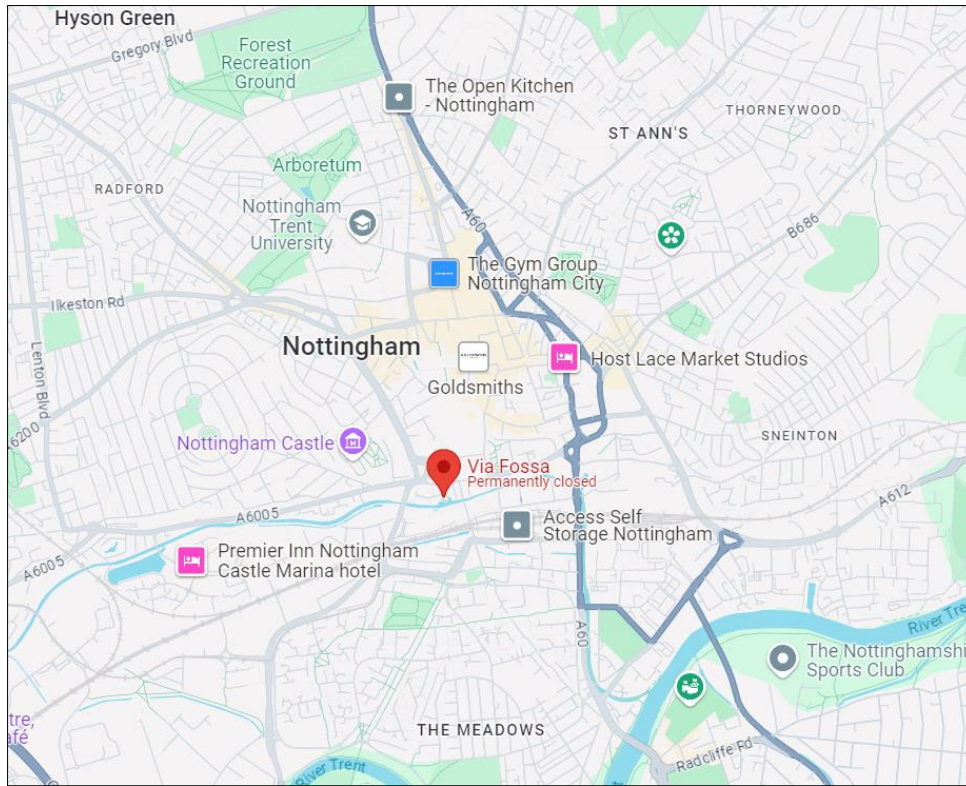




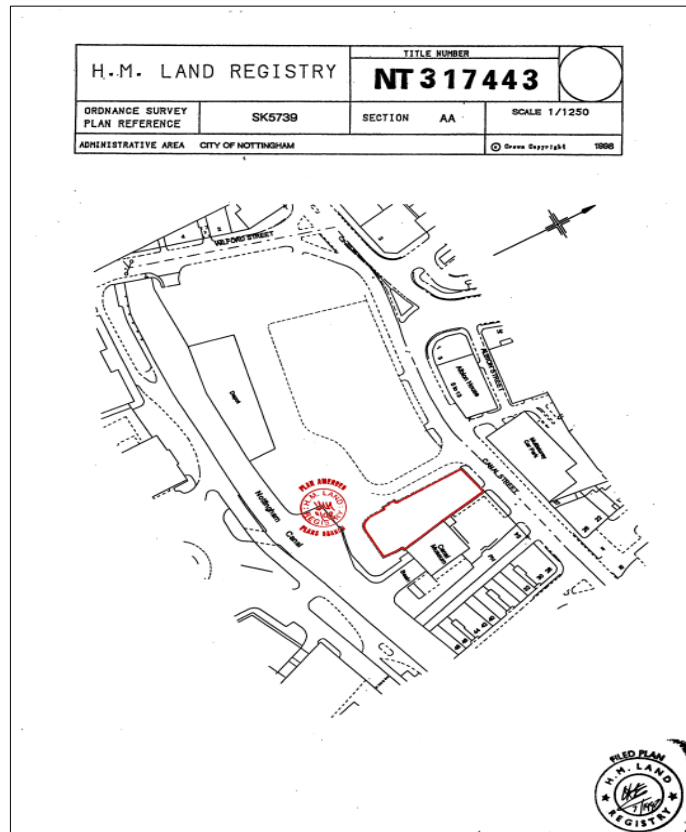




**Location Plan**



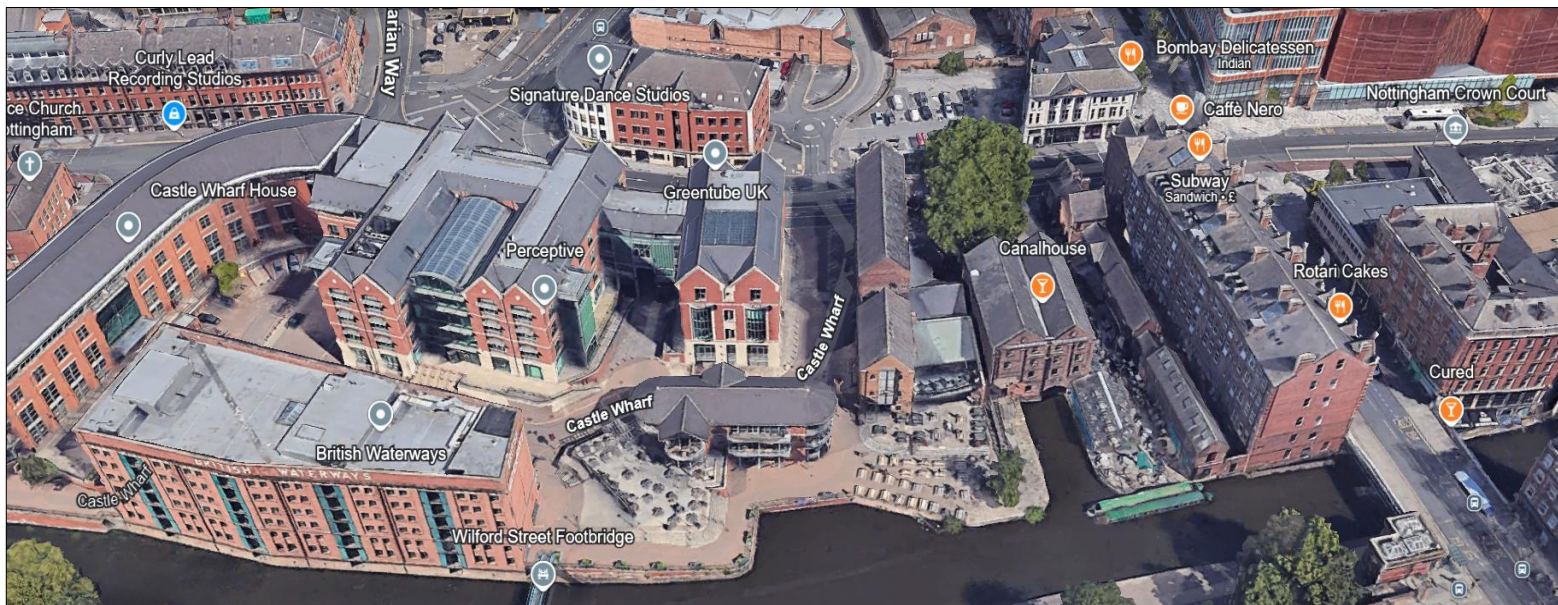
**Leasehold Title Plan**



**Ground & First Floor Plan**



**Aerial View of Castle Wharf**



**Important notice**

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## Our Services & Offices

