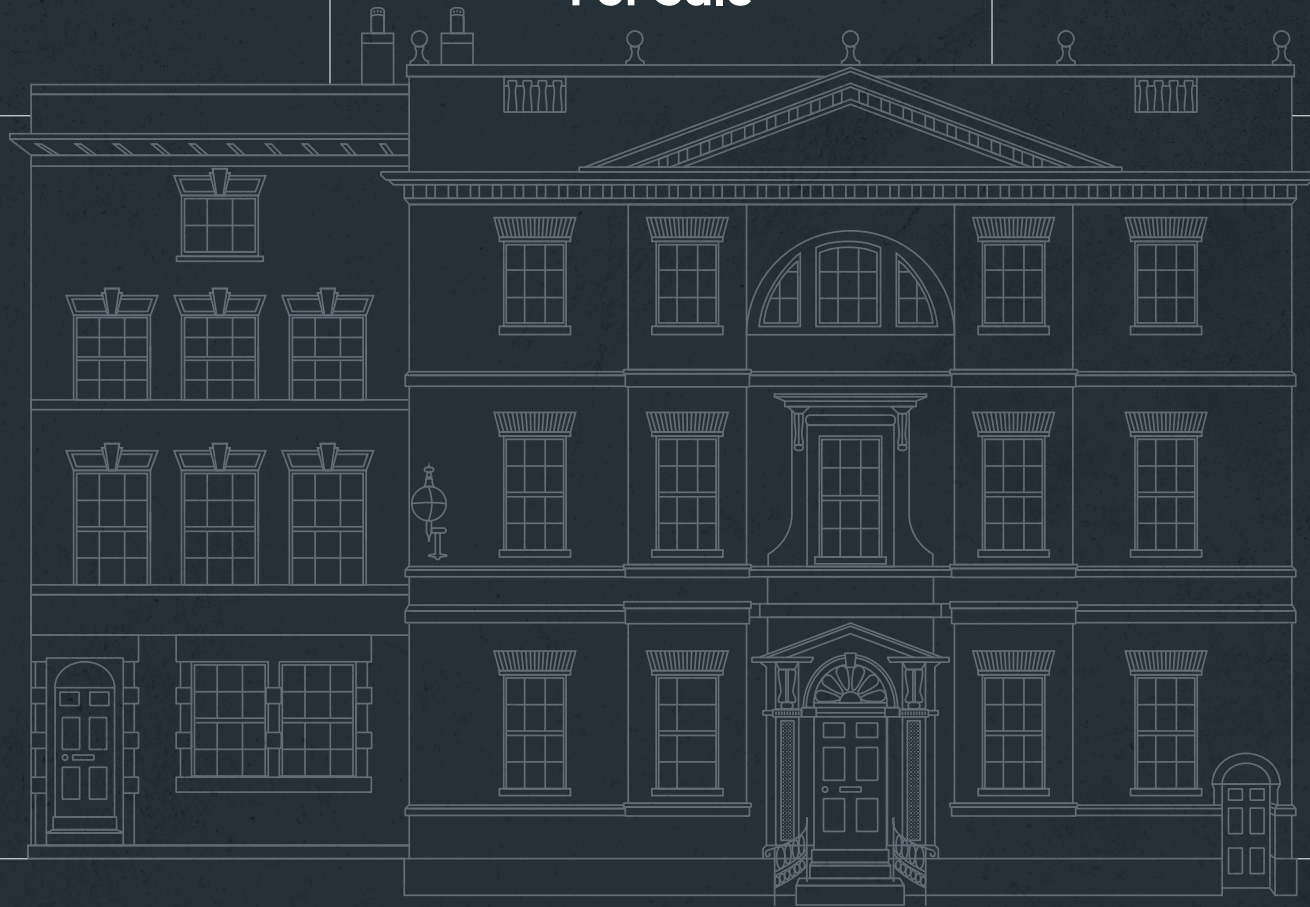


64-66

St James Street

Nottingham | NG1 6FJ

For Sale



Prestigious self-contained city centre offices including large car park

Development / conversion potential STP

Location

64-66 St James Street is situated in the heart of Nottingham City Centre on the pedestrianised section of St James Street that runs from Maid Marian Way to Standard Hill.

The immediate locality is mixed use in nature accommodating a range of uses inc. residential, offices, hotels and retail/leisure. There is an NCP directly opposite. The city retail centre and Nottingham Castle are both within a short walking distance.

The property benefits from excellent transport links and within walking distance of the city centre bus and tram stops. Nottingham railway station is within a 10 minute walk. The property also benefits from a large private self-contained car park to the rear with parking available for c.30 vehicles.

[Click here](#) to view Google Maps Link



Development/Conversion

The property, in particular the rear car park, is considered to have potential for development/conversion, subject to planning. The adjacent site, rear of 70-75 St James Street, recently obtaining planning consent for the development of 11 apartments ref: 22/02458/PFUL3.

Our client commissioned CPMG to give consideration to alternative use options. The project identified the property lends itself to a residential or student residential led scheme, or additional office development, subject to planning.

Initial high level feasibility designs has shown the potential for c.35 residential units made up of 26 new build apartments on the car park and 9 further apartments as part of conversion of the existing property. These being a mixture of one and two bed. Student residential increasing to c.65 student beds made up of 56 new build studios on the car park and maintaining the same 9 two bed apartments as part of conversion of the existing property. Offices up to c.30,000 sq ft of additional new build space on the car park.

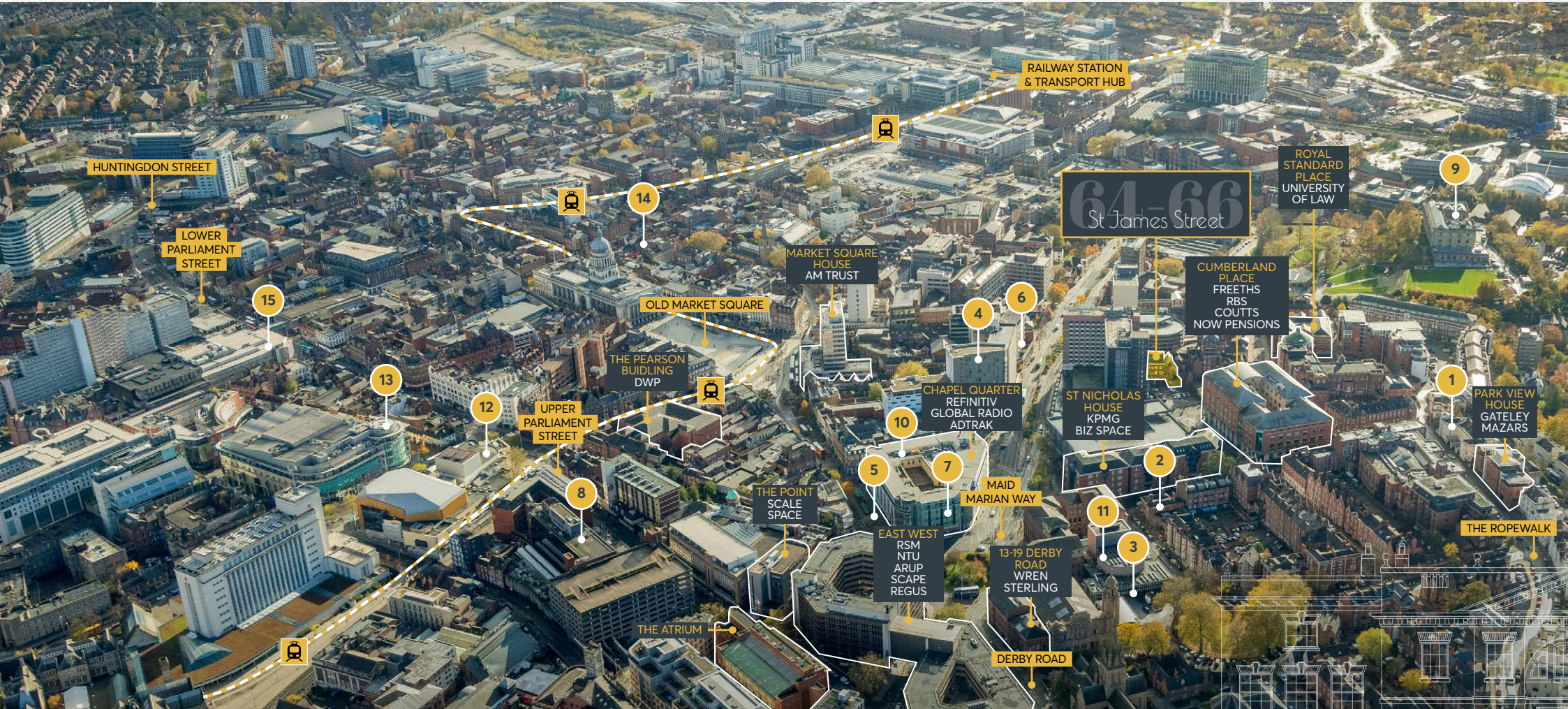
Plans are available demonstrating the above initial feasibility on request from the sole agents.



Accommodation

Area	SQ FT	SQ M
Ground Floor	1,815	168.59
First Floor	1,752	162.79
Second Floor	1,576	146.41
Third Floor	336	31.19
Basement	883	82.06
Total	6,362	591.04

Measurements are provided on a net internal area basis. Full plans and measure survey are available from the sole agents.



Local Amenities

Hotels / Bars / Restaurants

- 1 Harts Hotel
- 2 Browns
- 3 Cast at The Playhouse
- 4 Park Plaza

- 5 Chapel Bar Restaurants
- 6 World Service
- 7 Premier Inn
- 8 Crowne Plaza

Shopping Leisure

- 9 Nottingham Castle
- 10 Chapel Quarter
- 11 Nottingham Playhouse
- 12 Theatre Royal

- 13 The Cornerhouse
- 14 Bridlesmith Gate Shopping
- 15 Victoria Shopping Centre



Description

64-66 St James Street comprises a prestigious self-contained office building.

64 St James Street was originally built as a residential property for the High Sheriff in c.1775, later converted in to offices and now Grade 2* Listed. It is 3 storey red brick beneath a slate roof with timber windows. Internally, the property has been maintained to a very high standard with a number of standout features. The accommodation is arranged to provide offices at each floor. The ground floor includes reception and large board room. There are kitchen and w/c's across the floors.

64 St James Street links directly through to 66 which continues to provide offices at each floor, along with meeting rooms, kitchen and w/c's.

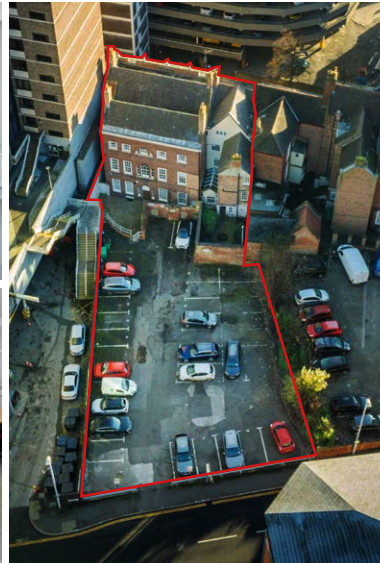
Beneath each property are functional basement areas. To the rear of the property is a small walled courtyard garden area, along with direct access to the car park, which is accessed off Mount Street, providing private self-contained parking for c.30 vehicles.

Business Rates

The property is listed as Offices & Premises with a 2023 year rateable value of £46,250.

Anti Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and source of funding will be required from any purchaser.



Planning

The property currently has planning consent for office use.

Tenure

The property is available freehold with vacant possession.

VAT

To be confirmed.

Price

Offers are invited for the freehold interest.

Legal Costs

Each party to bear their own legal costs.

EPC

An EPC is not required as the property is Grade 2* Listed.

Viewings

Viewings are by appointment with the sole agents M1 Agency.

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