lot 6

# 13 St Peters Gate Nottingham, Nottinghamshire NG1 2JF

Rent **£104,07**9 per annum exclusive Freehold Retail/Restaurant Investment in Historic City Centre Location

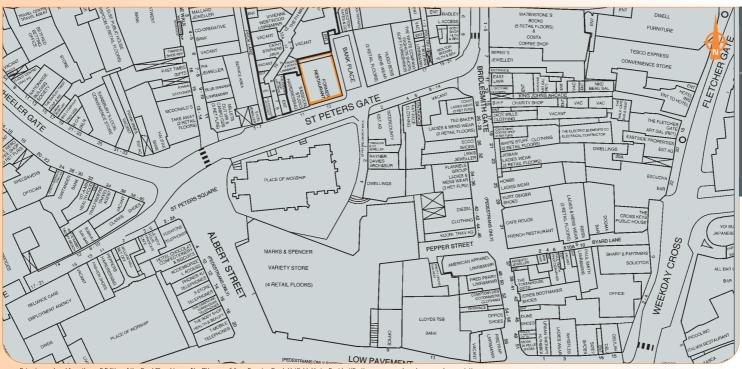
- Entirely let to Café Rouge Restaurants Limited until 2031
- Fashionable retail pitch with nearby occupiers including Hugo Boss, Vivienne Westwood and Ted Baker
- Attractive period building in a prominent corner position
- Planning Permission and Listed Building Consent granted for retail use
- Six Week Completion Period Available

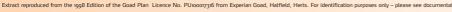




lot 6

E104,079 per annum exclusive









Miles: 25 miles north of Leicester

Roads: A6og, M1 (Junctions 24, 25 and 26)
Rail: Nottingham Mainline Rail Station Nottingham East Midlands Airport

The property is situated in a prominent position fronting St Peters Gate benefiting from a return frontage onto Bank Place. St Peters Gate forms one of the main thoroughfares leading into Nottingham's historic city centre and comprises part of the perimeter of the central retailing district leading to Bridlesmith Gate to the east, Albert Street to the south-west and Low Pavernent to the south. Nearby occupiers include Hugo Boss, The White Company, Vivien Westwood and Molton Brown.

The property, a Grade II Listed building, comprises a ground floor retail/ restaurant unit, lower ground ancillary accommodation with first and second floors providing self-contained office accommodation accessed via a separate entrance on Bank Place. The offices benefit from central heating, kitchen, WCs and suspended ceilings in part.

Freehold.

VAT is not applicable to this lot.

There will be block viewings for this property. Interested parties must register their details with the Auctioneers. Please contact Gwen Thomas at gwen.thomas@acuitus.co.uk.

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reviews
Ground Lower Ground First Second	Retail/Restaurant I Ancillary Office Office	238 sq m 236 sq m 251 sq m 70 sq m	(2,540 sq ft)	CAFÉ ROUGE RESTAURANTS LIMITED (1)	35 years (plus 3 days) from 20.09.96 until 2031 on a full repairing and insuring lease	£104,079	20.09.11 and five yearly

**Totals** 795 sq m (2) (8,558 sq ft) (2)

(1) For the year ending 29th May 2011, Café Rouge Restaurants Limited reported a turnover of £106,755,000, pre-tax profits of £7,413,000 and a total net worth of £61,865,000. (Source: www.riskdisk.com 18.01.2012) Café Rouge Restaurants Limited is a wholly owned subsidiary of Tregus Group, one of the UK's largest independently owned restaurant operators with over 295 sites. Their portfolio of brands includes Café Rouge, Strada, Bella Italia and the Brasseries. Tragus is backed by The Blackstone Group, a global private investment and advisory firm, founded in 1985. The firm has raised a total of more than \$67 billion for alternative asset investing since its formation. (Source: www.tragusgroup.com 18.01.2012) The tenant is not currently in occupation.

(2) These areas have been measured on a gross internal basis

### further details please contact:

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