



91 Upper Parliament St  
Nottingham  
NG1 6LA

**£350,000**  
Offers in excess of

CITY CENTRE OPPORTUNITY.

**274.29 sq m (2,952 sq ft)**

Approximate Net Internal Area

**FOR SALE**

**FEATURES INCLUDE....**

CITY CENTRE LOCATION | SUITABLE FOR A VARIETY OF USES (STP)

**Location**

The Property is situated with a frontage to Upper Parliament Street in the City Centre of Nottingham.

Upper Parliament Street is part of the A6008 which forms Nottingham City's Inner Ring Road which to the east links with Lower Parliament Street and South Sherwood Street, whilst to the west links with the A610 Tollhouse Hill and Maid Marian Way.

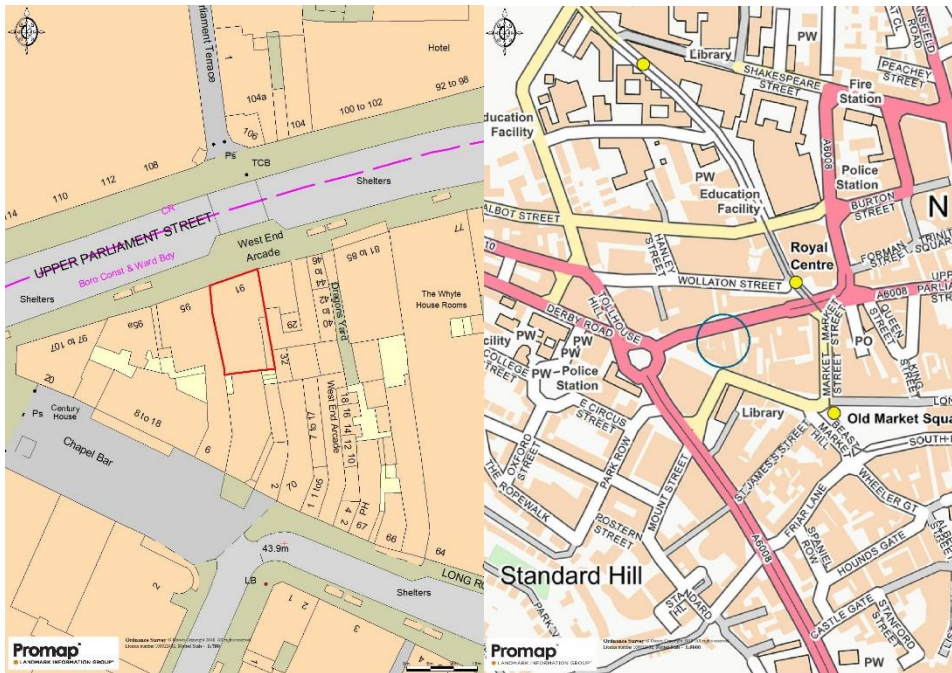
Within walking distance from the subject property is Nottingham's Old Market Square to the south east whilst to the north of the subject property, again within walking distance is Nottingham Trent University and The INTU Victoria Shopping Centre.

**Description**

91 Upper Parliament Street comprises the former Murphy's Bar premises at ground floor level together with ancillary accommodation at first floor level and former owner's accommodation at second floor level. Access to the main trading part of the premises is located directly from Upper Parliament Street.

The premises also have access to cellar storage which can be accessed via the ground floor trading areas.

In addition, the premises has second floor accommodation which comprises a series of rooms including a bathroom and kitchen.



Map View

Plan View

## Accommodation

GF Trading	63.88 m <sup>2</sup> / 687 ft <sup>2</sup>
LG Trading	65.50 m <sup>2</sup> / 705 ft <sup>2</sup>
Mezz Trading	52.07 m <sup>2</sup> / 560 ft <sup>2</sup>
1F Trading	48.44 m <sup>2</sup> / 521 ft <sup>2</sup>
Flat	44.47 m <sup>2</sup> / 479 ft <sup>2</sup>
Stores	30.41 m <sup>2</sup> / 327 ft <sup>2</sup>

**TOTAL** 274.29 m<sup>2</sup> / 2,952 ft<sup>2</sup>

Approximate Net Internal Floor Area

## Planning

The property may be suitable for a variety of uses subject to planning (STP).

For further information please contact Nottingham City Council on 0115 876 4447.

## Business Rates

2017 Rateable Value	£26,500
Rates Payable 2017/2018	£12,720

## Price

Offers in excess of  
£350,000

## Terms

The property is available Freehold.

## VAT

Unless stated all prices are quoted exclusive of VAT.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## Energy Efficiency Rating

A copy of the Energy Performance Certificate is available upon request.

## Services

We understand that mains services are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

## Viewing

Strictly by prior appointment through the Sole Agents, Musson Liggins.