



Offers Invited

Leisure Location

Former Public Conveniences
Victoria Embankment
Nottingham

Nottingham City Council
Propertyplus

Property Summary

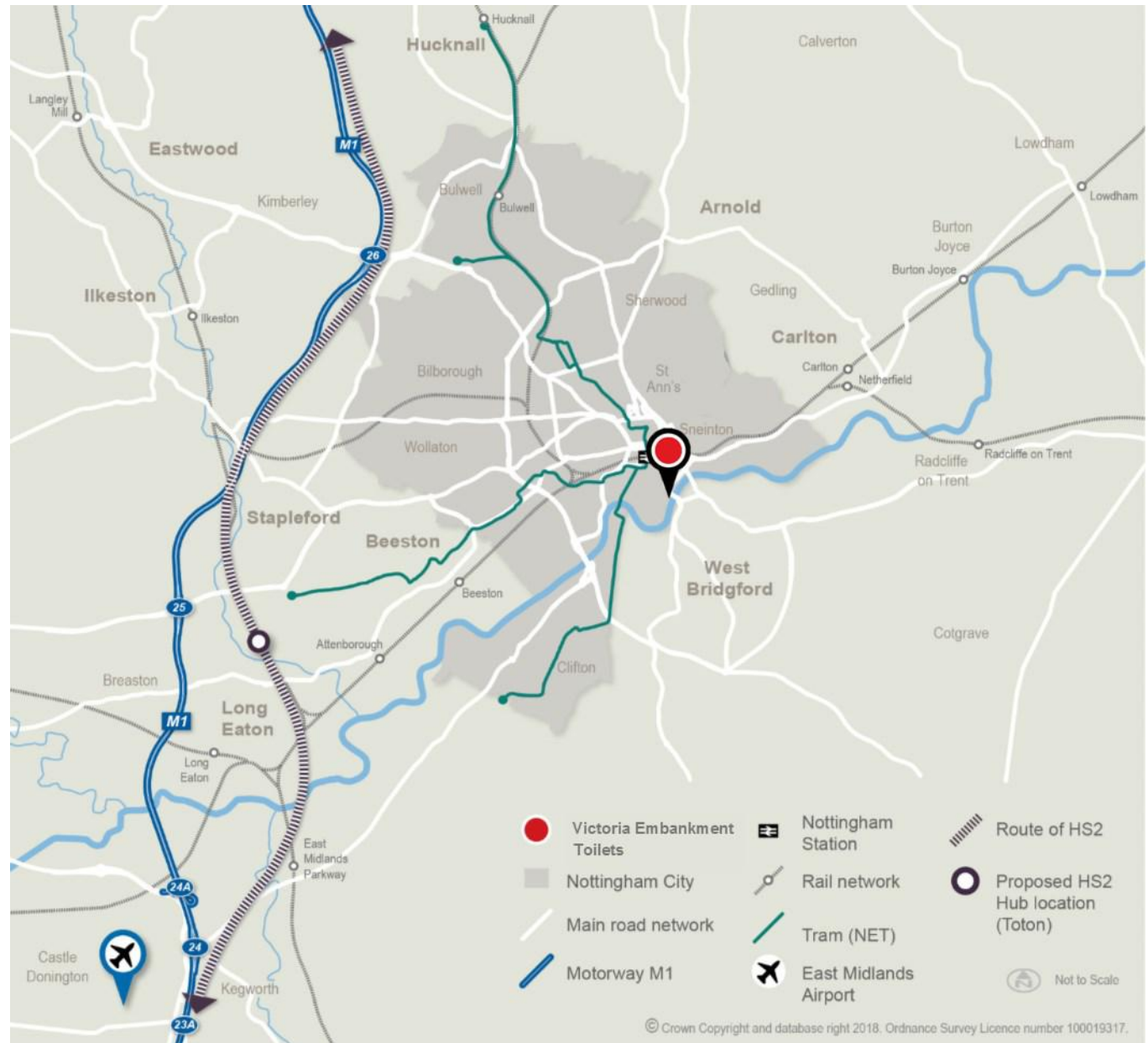
- Nottingham City Council are seeking Offers for the lease of these former public conveniences in a desirable location, which are Grade II Listed.
- Site area 358 Sq m / 3,860 sq ft
Men's: 78.85 Sq m/ 849 sq ft. (including disabled toilet), Women's: 5.653 x 10.529 = 59.52 Sq m/ 640 sq ft. (Gross Internal Area)
- Prominent position close to main route into the City Centre.

Location: Nottingham

The property is located on Victoria Embankment, close to Trent Bridge and other attractions. It is accessed off of the A60 London Road. It is a 5-minute walk from the City Ground (Nottingham Forest FC), County Ground (Notts County FC) and Trent Bridge Cricket Ground. West Bridgford Town Centre is just a 15-minute walk away, and there are other leisure amenities close by. The area is well served by Public Transport links.

The property is located at the eastern end of the Embankment, close to the gated entrance, and is joined to the Brewhouse & Kitchen Public House, although no facilities or services are shared.

Victoria Embankment is one of Nottingham's best used open spaces and there are regular high profile events held on it throughout the year, including the Nottingham Marathon, Riverside Festival and National Triathlon events.





Description

The property is a Grade II Listed former public convenience, built of traditional brick separated in to 2 blocks; male and female and contains many features of its original use. There is a small disabled toilet adjacent also. It is a fine example of Victorian design, with special note reserved for the wash hand basins and urinals.

Both blocks benefit from the same style, albeit with different layouts. Access is direct from the street, and there are skylights in the roof that

provides a surprising amount of light. There are superintendent's offices created with head height glazed wooden partitions, brick built lavatory stalls and a separate area for hand washing. The walls are original brick tiles, and the ceiling is styled with ornate, original patterning. The floors are a mixture of terrazzo and mosaic tiling and an important feature of the decoration.



Planning information

Anyone expressing an interest is advised to contact Nottingham City Council's planning section. It is expected that any future use will be sympathetic to the nature of the listing and look to protect the listed features as best as possible.

Listed Status

Anyone expressing an interest is advised to contact the council's Listed Building Officer. The full listing can be found on Historic England's website, or by following this link:

<https://bit.ly/2m01Wdm>. A summary of this listing is below:

Architectural interest

Their internal treatment is of a high quality with coloured bands of wall tiling, grey marble wash hand basins and urinals, raised geometric patterns on the ceiling, and mosaic and terrazzo floors, all combining to create rich textural and polychromatic decoration;

Degree of survival

They have been preserved in a remarkable state of intactness, retaining almost all of their original fixtures and fittings, including the panelled doors, the partitions for the washroom and attendant's room, the roof lanterns with opening mechanism, and the rows of urinals;

Group value

They have strong group value with three Grade II listed buildings of a similar date: The Embankment (1905-7), formerly Boots Store No 2, to the north-west; the gateways and screen (c1901-5) at the north end of Victoria Embankment to the south; and Trent Bridge (1868-71) to the east.

Planning Contacts:

Development Management Matters are to be referred to:

Rob Percival,
Area Planning Manager,
Nottingham City Council

t: 0115 8764065

e: rob.percival@nottinghamcity.gov.uk

Conservation / Listed Building Matters are to be referred to:

Tom Street,
Principal Conservation Officer,
Nottingham City Council

t: 0115 8764149

e: thomas.street@nottinghamcity.gov.uk



Listing Building Description:

Exterior: The gentlemen's is a single-storey building with a lantern running the entire length of the roof which is hidden behind a parapet and now boarded over. The parapet has a stone moulding and it rises into a triangular gable on each gable end. The building has a plinth of blue engineering brick and two stone bands run along the middle. The principal north-west elevation is divided into five bays by Romanesque buttresses. The two end bays slightly project and contain doorways with blocked stone surrounds and jambs, and a moulded stone lintel. The original five-panelled doors survive but have been boarded up.

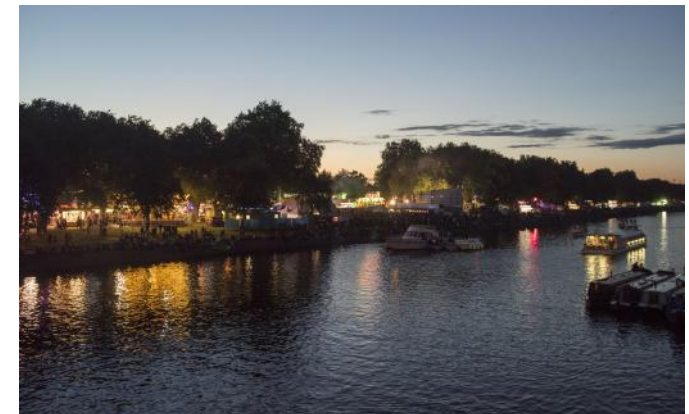
The ladies' is similar in design except it has Romanesque buttresses at each end of the principal south-west elevation and a central doorway in a slightly projecting bay. The cast iron rainwater goods survive on both buildings.

Interior: The interior walls of the gentlemen's are lined with full-height brick-shaped tiles laid in bands of brown, yellow, pale blue and white; and the floor is of grey terrazzo. The wooden ceiling has a raised geometric pattern on either side of the central roof lantern which retains the opening mechanisms. Along the south-east wall there are six cubicles which have dividing walls lined with the same tiles as those already described, and mosaic floors of cream and pale blue with a turquoise and red border. The original five-panelled doors with recessed, moulded panels, have been lined with sheet metal on the outside face. All the joinery is painted brown. The north-west wall is lined with seventeen urinals of dark grey marble with circular plaques bearing the

mark of George Jennings Patentee, Palace Wharf, Stangate, Lambeth, London. In the north corner, a panelled partition, which has small rectangular moulded panels along the bottom and large panels at the top, contains the washroom. This has the same mosaic floor as the cubicles and a unit of four circular wash-hand basins with brass taps in a dark grey marble counter, a marble splashback with a wooden shelf above and panelling below. A similar panelled partition in the south corner has glazing along the top and was probably the attendant's room.

The ladies' is similarly decorated with the same tiled walls and dark grey marble unit but the floor is a more decorative mosaic of pale blue and cream with a border of turquoise, red and yellow. Six cubicles line the north-east wall and four the south-west wall, all of which retain their original doors. At the south-east end is the attendant's room and the washroom which has a unit of three basins with mirrors above in a continuous wooden frame. The upper panels in the partition wall have been fitted with glass.

Subsidiary Features: A red brick wall with a plinth of blue engineering brick runs between the north corner of the ladies' and the south corner of the gentlemen's. A dwarf wall with stone coping encloses a small area to the west which historic OS maps show was planted as a garden. The walls previously had railings but these have been removed. The small enclosure is entered on the north side through an original iron gate attached to the gentlemen's.



More Information

VAT

It is understood there is no VAT payable on the property.

Business Rates

It is understood that the current rateable value is listed at £7,400. The rates payable for 2018/19 are therefore £3,552. Any alternative use may be subject to a reassessment by the Valuation Office Agency.

Tenure

A full repairing and insuring lease for any length of time as the applicant requires will be considered. Each application shall be considered on its own merits.

EPC

The property has been assessed with a G rating and the applicant will acknowledge and accept that the letting is to take place without improvement. The recommendation report is available on request. Any application will be expected to identify how the property's rating will be increased.

Cost

The council's legal costs relating to the sale or lease will be borne by the applicants. All parties are to bear their own costs on all other matters.

Price

Interested parties will submit best offers (premium, rental, or a combination of both) when applying.



Method of Sale

The premises are offered by way of Private Treaty. Your offer and supporting information should be presented in writing.

They are to be hand delivered to reception or posted to:

Nottingham Property Plus, LH Box 26, Loxley House, Station Street, Nottingham, NG2 3NG.

Any offer must include the following information:

- Details of the proposed lease length and proposed payment (rent, premium, or mix);
- Details of the proposed use;
- Details of the proposed refurbishment including items relating to Energy Performance;
- Name, address and contact details of the applicant, with a summary of track record / previous experience;
- Proof of funds;
- Solicitors / Architects / Consultants details.

Note - The Council is not bound to accept the highest, or any other offer.



Contact Details

Viewings by appointment only

To arrange an internal viewing please contact:

Harry Morris

Nottingham City Council

t 0115 876 2318

e: harry.morris@nottinghamcity.gov.uk

Should you require further information please contact:

John West

Nottingham City Council

t: 0115 876 3086

e: john.west@nottinghamcity.gov.uk



Property Plus Disclaimer

The Council for themselves and for the vendors or lessors of this property give notice that:

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(iv) General information provided about the property's location and Nottingham has been taken from published documents and refers on occasion to future proposals and aspirations which may change.

Information for prospective purchasers is available in other formats on request.

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