

A rare opportunity to purchase or rent a self-contained office space situated within Nottingham's Professional Quarter

120m²
(1,300ft²)

- Lower Ground Floor Self-contained period office building
- Available to rent or on a long leasehold of 999 years held at a peppercorn rent
- Suitable for a variety of uses (subject to planning)
- Situated within Nottingham's Professional Quarter providing a mixture of nearby occupiers
- Close to Browns, Fothergills, The Castle and Starbucks
- Excellent transport links including nearby bus routes & NET Tram stops



FOR SALE/TO LET



Location



Gallery



Video



Contact





Location



Gallery



Video



Contact

Location

The property is situated within Nottingham's sought-after Professional Quarter on Park Row just off Maid Marian Way. Typical occupiers in the immediate locality include a variety of legal professionals, financial institutions and property companies. The area is situated on the outskirts of Nottingham's prestigious residential Park Estate area.

By virtue of its location, the property also benefits from being in close proximity to a plethora of shops, bars, cafes and restaurants with excellent accessibility to Nottingham Train Station, bus routes and the NET tram system.

Description

The property comprises a stunning period Georgian building comprising the lower ground floor with self-contained access from street level as well as access to the rear of the property. The property provides the following specification:

- Street level access and rear access
- 1 designated car parking space
- Recently undergone a good quality refurbishment
- Grey carpet tiles throughout
- Electric heating system
- Redecoration throughout
- LED lighting
- WC and kitchen facilities
- Open plan accommodation





Floor Areas

From measurements undertaken on site we calculate the property has the following Net Internal Area (NIA):

120m² (1,300ft²)

(This information is given for guidance purposes only)

Rent/Price

The property is available on a new lease and we are quoting a rent of:

£16,250 per annum

The long leasehold interest is available to purchase at a price of:

£145,000

(One hundred and forty five thousand pounds)

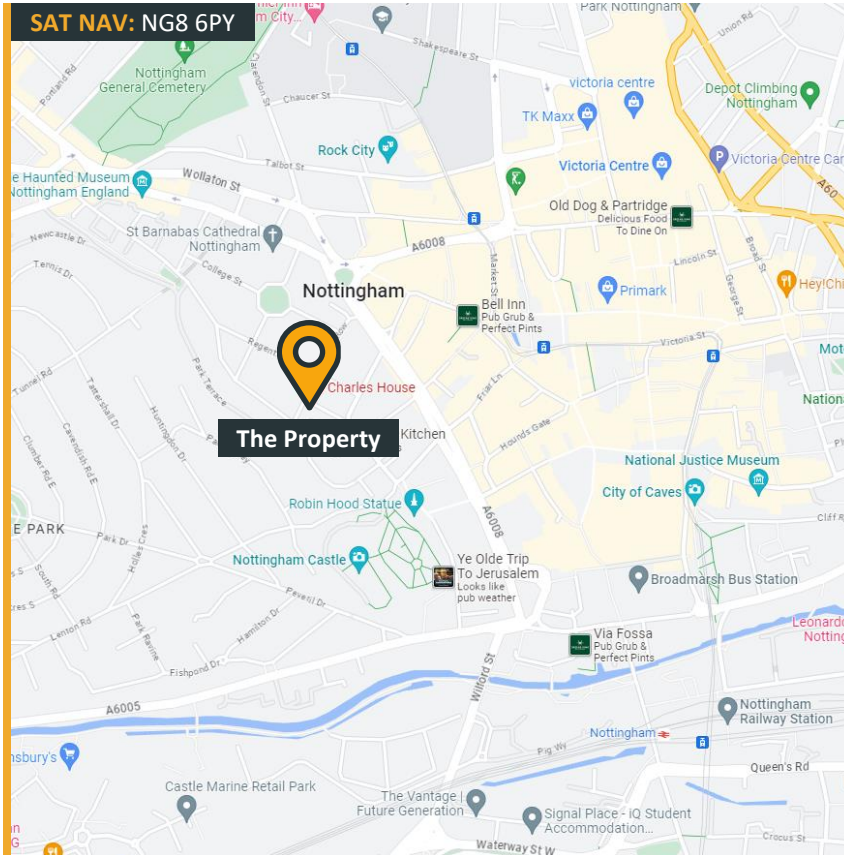
There is currently a long leasehold of 999 years held at a peppercorn rent.

Service Charge

A service charge will be levied to cover the upkeep and maintenance of the estate. Further information is available upon request from the agent.

EPC

A copy of the EPC rating is available upon request.



Planning

The property is categorized as Use Class E and can therefore be used for the following uses; retail shop, financial and professional services, café or restaurant, office use, clinic, health centre, crèche and gym.

Business Rates

The business rates will need to be reassessed. Further information is available from the agent.

VAT

VAT applies to the sale price due.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.