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Press Release 2023



SUCCESSFUL SALE ON RECTORY ROAD, WEST BRIDGFORD FOR ACCOUNTANCY FIRM EXPANSION

FHP are pleased to announce the purchase of 23 Rectory Road by an Accountants firm, in West Bridgford. The property consisted of a semi-detached office building situated across three floors of cellular office accommodation with ample car parking to the rear. Benefiting from being situated within walking distance of West Bridgford Town Centre that provides a plethora of amenities, it was certainly going to be a popular sale.

23 Rectory Road was originally on the market on a leasehold basis in which it managed to achieve a rental of £20.00psf, the decision was then made to explore freehold options that proved to be popular. The level of interested on this property was stronger than anticipated and we received a strong level of offers. The property was well suited to a variety of uses, owner occupier, local investor or for residential redevelopment which was evident within the level of enquiries. We secured an excellent sale price for the subject property and managed to complete the sale within a reasonable time, allowing the purchasers to gain occupation and start their move across the road.

Amy Howard, Surveyor at FHP Property Consultants commented:

"This property is something I have been working on for some months now, given the initial leasehold route and then exploring the freehold option so I am delighted that we have now managed to complete on this sale."

Freehold stock in West Bridgford is a rarity so we always knew it was going to be popular, but it certainly generated a high level of enquiries which was positive to see and proves the freehold office market demand is still strong in the suburb areas of Nottingham.

The sale price achieved was a great result in the end for my client and it has been a pleasure to work alongside them, as well as help Bexon in their process of gaining a new office space.

West Bridgford continues to be a prestigious office location and the nearby town centre amenities continue to grow, with 200 Degrees Coffee and Sexy Mama being the newest member it certainly is a great location for office occupiers who wish to be outside the City Centre but still feel connected."

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.
Visit our website: www.fhp.co.uk

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10 Oxford Street | Nottingham | NG1 5BG

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122-124 Colmore Row | Birmingham | B3 3BD

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10 Nottingham Road | Derby | DE1 3QT

The retained client, commented:

"I was very pleased with the level of service shown by FHP Property Consultants, especially Amy who we worked closely with throughout. We regarded the price obtained as excellent in today's market and fully approved of the professional way that matters were handled by FHP and brought to a swift and satisfactory conclusion".

For further information, please feel free to contact myself on 07887 787894, alternatively you can email me at amy.howard@fhp.co.uk.

ENDS

Amy Howard

1st December 2023

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