

# Press Release 2024



## **FREEHOLD OF BUSINESS CENTRE IN WEST BRIDGFORD SOLD BY FHP AFTER SIGNIFICANT BUYER INTEREST**

FHP acting on behalf of Bridgford Business Centre have completed the sale of 29 Bridgford Road, West Bridgford which sits next door to Escabeche, just off Central Avenue.

The 2 storey building, which totals 5,525 sq ft gross (4,028 sq ft net) and benefits from on 8 site parking spaces, was sold Freehold.

David Hargreaves who acted for the Vendor, Kevin Mansworth, said:

“When I reported to Kevin I suggested that the property would be of interest to not only Office occupiers but Developers looking at extending and converting the building to Apartments or 1 or 2 additional Bar and Restaurant units bearing in mind the strength of that sector.

We therefore targeted the Office, Residential, Leisure and Developer sectors with our marketing and interest was immediate with 12 viewings in the first week alone.

As such we were able to seek “Best Bids” only 4 weeks after the launch, securing 5 final offers all in excess of the guide price of £975,000.”

Hargreaves said:

“We quoted a relatively low asking price to generate interest as the market back in October last year was still rather uncertain due to the significant increases in Base Rate and the general lack of confidence in the economy.

The strategy worked and we achieved a price in excess of £1,100,000 for the building which breaks back to £280/sq ft net which we are delighted with.

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.

Visit our website: [www.fhp.co.uk](http://www.fhp.co.uk)

To find out more please call:

**Nottingham**  
0115 950 7577

**Birmingham**  
0121 752 5500

**Derby**  
01332 343 222

**Nottingham Office**

10 Oxford Street | Nottingham | NG1 5BG

**Birmingham Office**

122-124 Colmore Row | Birmingham | B3 3BD

**Derby Office**

North Point | Cardinal Square |  
10 Nottingham Road | Derby | DE1 3QT

---

Kevin Mansworth said:

“The strategy and advice from David Hargreaves was absolutely spot on. He also introduced me to Lisa Poole of Gunner Cooke who was excellent on the legals, with Landsmiths on the other side we managed to get the sale completed within 10 weeks of starting marketing which included the Xmas and New Year break. I am really thrilled with the speed of the sale and price they achieved for me.”

Vik Moothia of Landsmiths acted for the buyer, David Hargreaves of FHP and Lisa Poole of Gunner Cooke for the seller.

ENDS

David Hargreaves  
5<sup>th</sup> February 2024

---

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.  
**Visit our website: [www.fhp.co.uk](http://www.fhp.co.uk)**

To find out more please call:

**Nottingham** | **Birmingham** | **Derby**  
**0115 950 7577** | **0121 752 5500** | **01332 343 222**

**Nottingham Office**  
10 Oxford Street | Nottingham | NG1 5BG

**Birmingham Office**  
122-124 Colmore Row | Birmingham | B3 3BD

**Derby Office**  
North Point | Cardinal Square |  
10 Nottingham Road | Derby | DE1 3QT

---