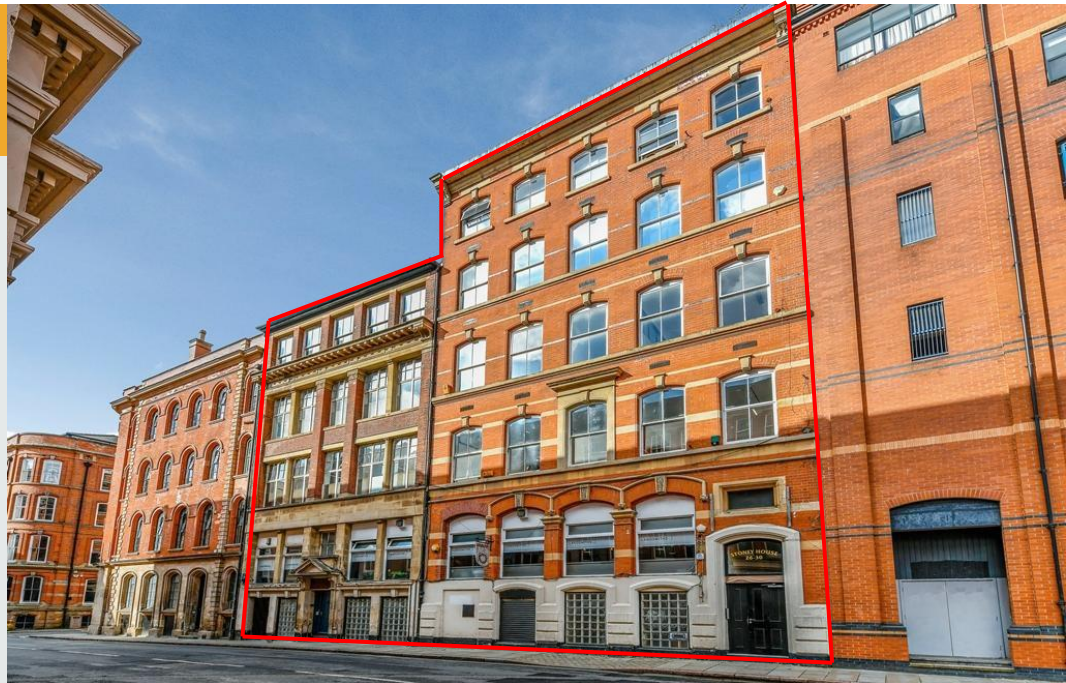


26-30 Stoney Street | The Lace Market | Nottingham | NG1 1LL

## Multi let creative office and studio investment/refurbishment/redevelopment opportunity in Nottingham's Creative Quarter

1,919m<sup>2</sup>  
(20,654ft<sup>2</sup>)

- Two interconnecting former textile buildings
- Prominent position in the heart of the Lace Market – Nottingham's Creative Quarter
- Multi let to a range of creative, legal and studio occupiers producing an income of £97,227.50 per annum
- Over 30% of the accommodation is vacant, offering a strong asset management and reversionary potential
- Low capital value with significant scope to improve income through reletting and refurbishment
- All leases contracted outside of the Landlord & Tenant Act
- Future redevelopment/conversion potential (subject to planning)



**FOR SALE**



Location



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## Location

26-30 Stoney Street occupies a prominent position in the heart of Nottingham's Lace Market, the Creative Quarter, on the eastern side of the city centre. The Lace Market is one of Nottingham's most distinctive commercial locations, characterised by its Victorian-era former textile warehouse buildings which have been subsequently repurposed in recent years for offices, studios and residential uses.

The immediate area is home to a vibrant mix of creative agencies, legal practices, bars, restaurants and residential conversions and benefits from excellent pedestrian links into Nottingham's main retail core, Nottingham Trent University and the city's principal transport hubs, all within easy walking distance.

## Description

The property comprises 2 interconnecting former textile manufacturing buildings of 4 and 5 storeys (with basements) each retaining many of their original character features, typical of the Lace Market heritage. Each building benefits from its own independent access directly from Stoney Street with stairwells serving all floors. There is a single passenger/goods lift servicing number 26 and a separate lift shaft to the rear which can be recommissioned/reinstated in the future.

The accommodation has a long-established use for workshops, studios and office purposes and is particularly well suited to creative occupiers such as photographers, artists, musicians and design studios along with more conventional office users. The layout of the floors and stairwells make the property potentially suitable for conversion to alternative uses in the future, subject to obtaining required planning consents.





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## Accommodation & Tenancy Schedule

| Floor           | Suite | Size (ft <sup>2</sup> ) | Tenant                                   | Rent (pa)         | Rent (per ft <sup>2</sup> ) | ERV             | Lease Start | Lease Expiry | L&T Act |
|-----------------|-------|-------------------------|------------------------------------------|-------------------|-----------------------------|-----------------|-------------|--------------|---------|
| Ground          | G1    | 1,471                   | Elvin Moore Limited                      | £12,500           | £8.50                       | £18,000         | 19/10/2020  | 24/12/2026   | Outside |
| Ground          | G2    | 626                     | Landsmiths Legal Limited                 | £5,000            | £7.99                       | £8,000          | 01/02/2026  | 31/12/2027   | Outside |
| Ground          | G3    | 2,156                   | Vacant                                   | -                 | -                           | £15,000         | -           | -            | -       |
| First           | 1A    | 2,605                   | AND Technologies Limited                 | £22,500           | £8.64                       | £26,000         | 17/02/2025  | 25/12/2027   | Outside |
| First           | 1B    | 1,202                   | Esper Limited                            | £8,500            | £7.07                       | £13,000         | 04/04/2025  | 24/12/2027   | Outside |
| Second          | 2A    | 2,762                   | Vacant                                   | -                 | -                           | £28,000         | -           | -            | -       |
| Second          | 2B    | 1,065                   | International Celebrity Networks Limited | £5,985            | £5.54                       | £12,000         | 02/10/2025  | 24/12/2027   | Outside |
| Third           | 3A    | 2,358                   | Abstrakt Creative Ltd                    | £19,950           | £8.46                       | £23,000         | 25/12/2023  | 24/12/2026   | Outside |
| Third           | 3B    | 1,111                   | Vacant                                   | -                 | -                           | £12,000         | -           | -            | -       |
| Fourth          | 4A    | 2,049                   | Esper Limited                            | £11,700           | £5.71                       | £20,000         | 04/04/2025  | 24/12/2027   | Outside |
| Fourth          | 4B    | 1,134                   | Stewart Brown Design                     | £6,142.50         | £5.42                       | £12,000         | 12/02/2025  | 25/12/2027   | Outside |
| <b>Subtotal</b> |       | <b>18,539</b>           |                                          |                   |                             |                 |             |              |         |
| Basement        | B1    | 1,345                   | Gauntley's of Nottingham Limited         | £4,950            | £3.68                       | £5,000          | 09/01/2025  | 25/12/2027   | Outside |
| Basement        | B2    | 770                     | Vacant                                   | -                 | -                           |                 | -           | -            | -       |
| <b>Subtotal</b> |       | <b>2,115</b>            |                                          |                   |                             |                 |             |              |         |
| <b>Total</b>    |       | <b>20,654</b>           |                                          | <b>£97,227.50</b> |                             | <b>£192,000</b> |             |              |         |



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## Tenure

Freehold – subject to the occupational leases and licenses referred to above.

## Proposal

Offers are invited in the region of:

**£1,550,000**  
**(One Million Five Hundred and Fifty Thousand Pounds)**



reflecting a low overall capital value of **£75 per ft<sup>2</sup>**. A purchase at this level reflects a NIY of 5.91% and a reversion to 11.67% when fully let to ERVs with clear potential to enhance return through further refurbishments.

## VAT

We understand that the property is elected for VAT. It is envisaged that the transaction will take place by way of a Transfer Of a Going Concern (TOGC).

## EPC

The property has an EPC rating of a D.

## Alternative Uses

The property is suitable for alternative uses such as conversion to residential, subject to planning. The property is not listed by Historic England and therefore planning can be obtained for residential conversion under permitted development rights on the basis of reduced planning requirements.



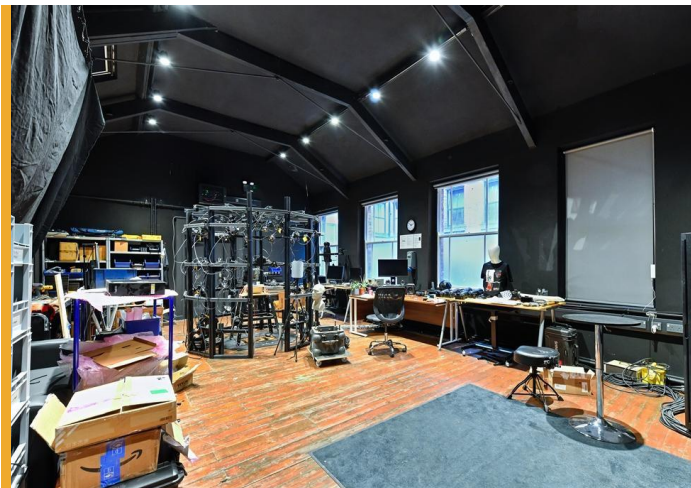
Location



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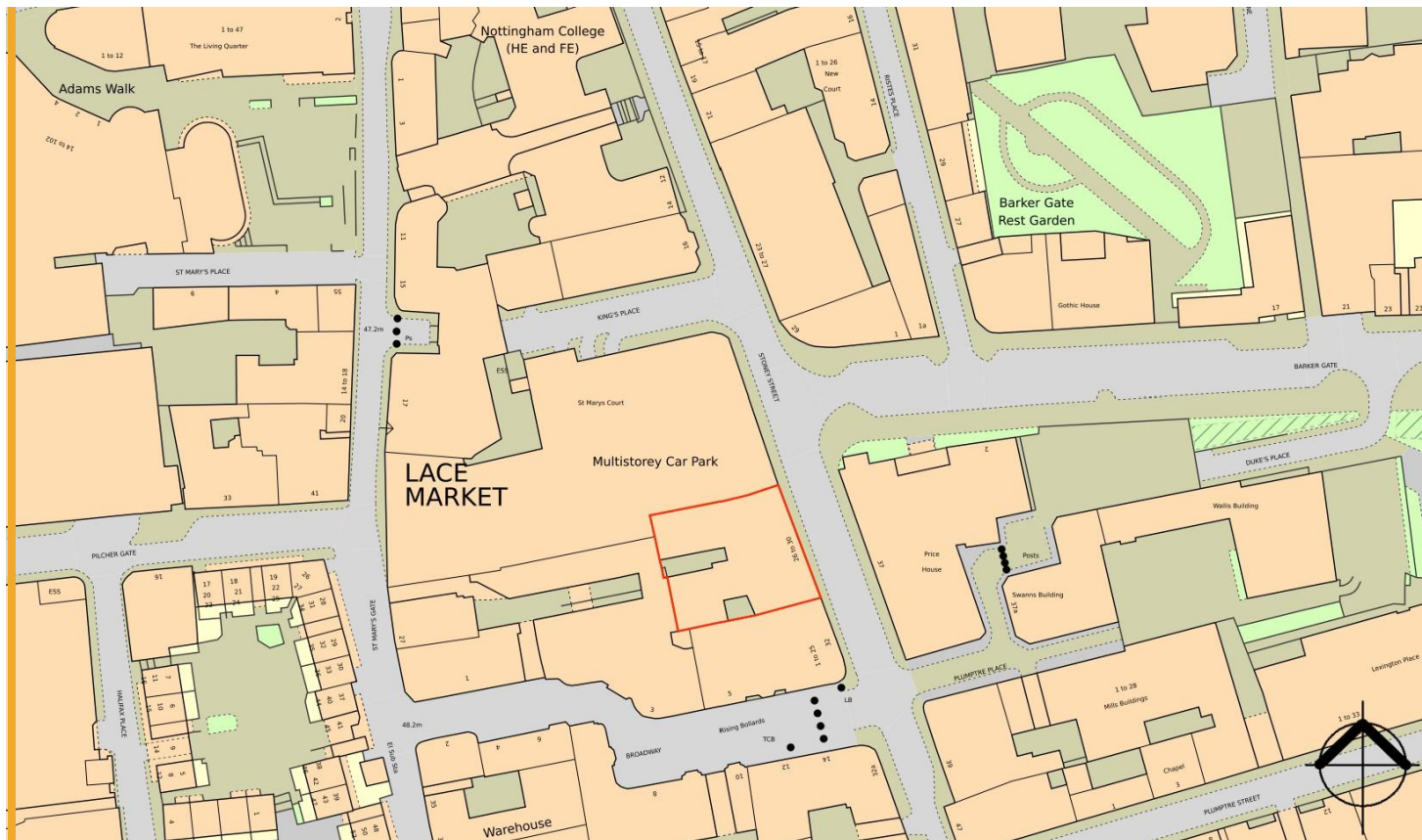
Location



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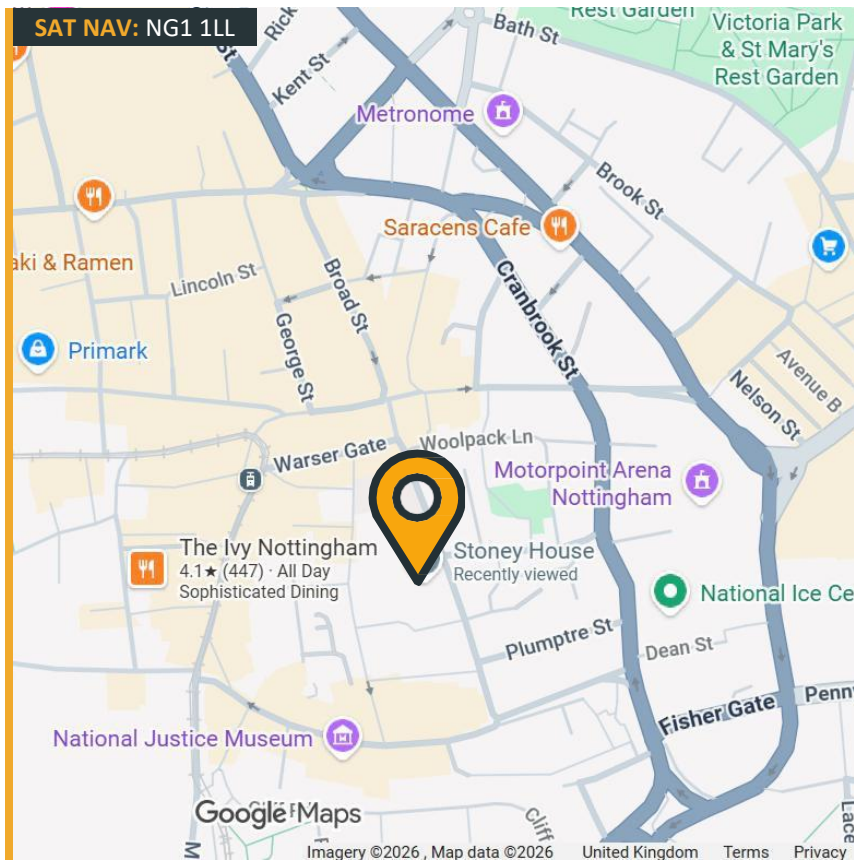
Location



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## Anti Money Laundering Legislation

FHP will be required by law to undertake identity checks and provide confirmation of the purchaser's entity in parallel with financial terms being agreed.

## Legal Costs

Each party are to bear their own legal costs incurred in this transaction.

## Further Information

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

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24/09/2026

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