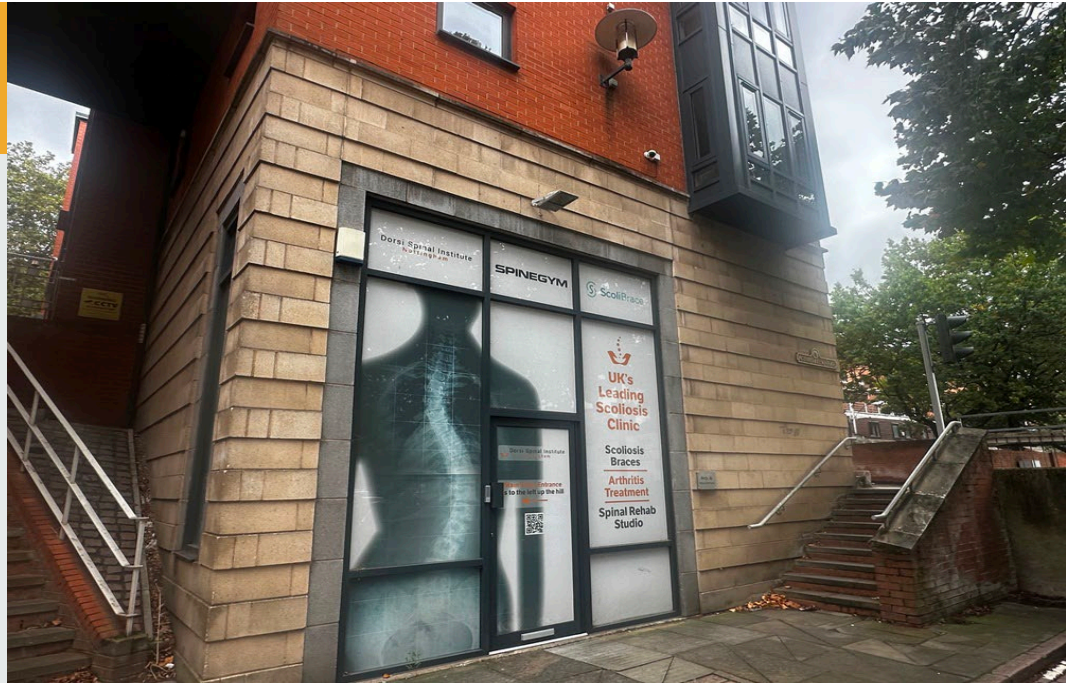


Rare opportunity to acquire a hugely prominent roadside commercial premises in Nottingham City Centre

90m²
(968ft²)

- Immense roadside presence just off London Road, one of Nottingham's key arterial routes
- Suitable for a variety of uses (STP)
- Recently refurbished to a very high standard
- High ceilings with exposed services, creating contemporary aesthetic
- Two pedestrian access points
- Excellent nearby amenities



FOR SALE / TO LET



Location



Gallery



Contact



Location



Gallery



Contact

Location

The property sits in a highly prominent position on Hollow Stone, situated just off London Road in Nottingham City Centre.

The location benefits from excellent connectivity, being within walking distance of Nottingham Railway Station and the NET tram network, alongside many bus routes providing strong public transport links throughout the region.

A wide range of amenities are available nearby with The Lace Market, Hockley and the wider City Centre offering a broad selection of cafes, restaurants, bars, shops and leisure facilities.

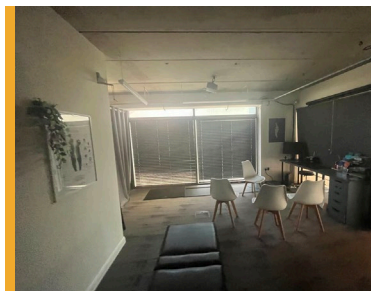
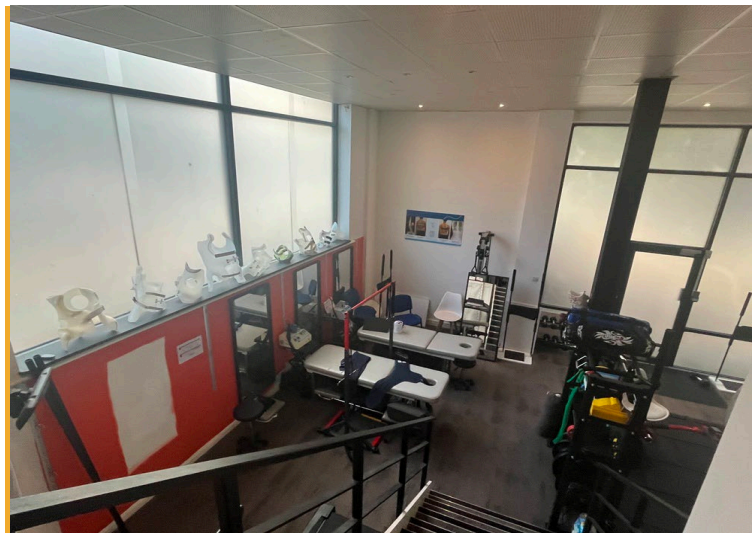
Description

The property comprises a modern office premises arranged over ground and first floors, providing flexible accommodation suitable for a variety of occupiers and uses, subject to any necessary consents.

Having recently undergone a full refurbishment, the accommodation provides attractive open plan space with high ceilings and exposed services, creating an inviting modern working environment.

The property benefits from the following specification:-

- Open plan layout
- Exposed services
- WC facilities
- Modern kitchenette
- Electric heating
- Two pedestrian access points
- LED lighting
- Modern carpet tiles
- Extensive natural light from surrounding double glazed windows





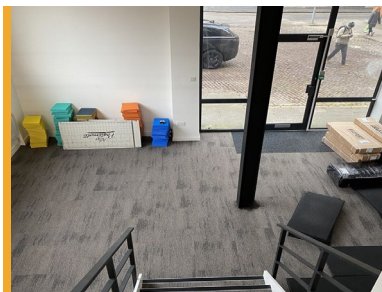
Location



Gallery



Contact



Floor Area

We understand from measurements undertaken on site, the property has the following net internal area:-

89.9m² (968ft²)

Business Rates

From enquiries made with the Valuation Office Agency website, we understand the following:-

Rateable Value: £12,750

(This information is for guidance purposes only. Interested parties should make their own enquiries with the Local Authority).

Lease Terms & Rent

The property is available to rent at a quoting rent of:

£16,000 per annum
(Sixteen Thousand Pounds)

The property is available by way of a new lease for a term to be agreed.

Sale Price

The property is available at a price of:-

£180,000
(One Hundred and Eighty Thousand Pounds)



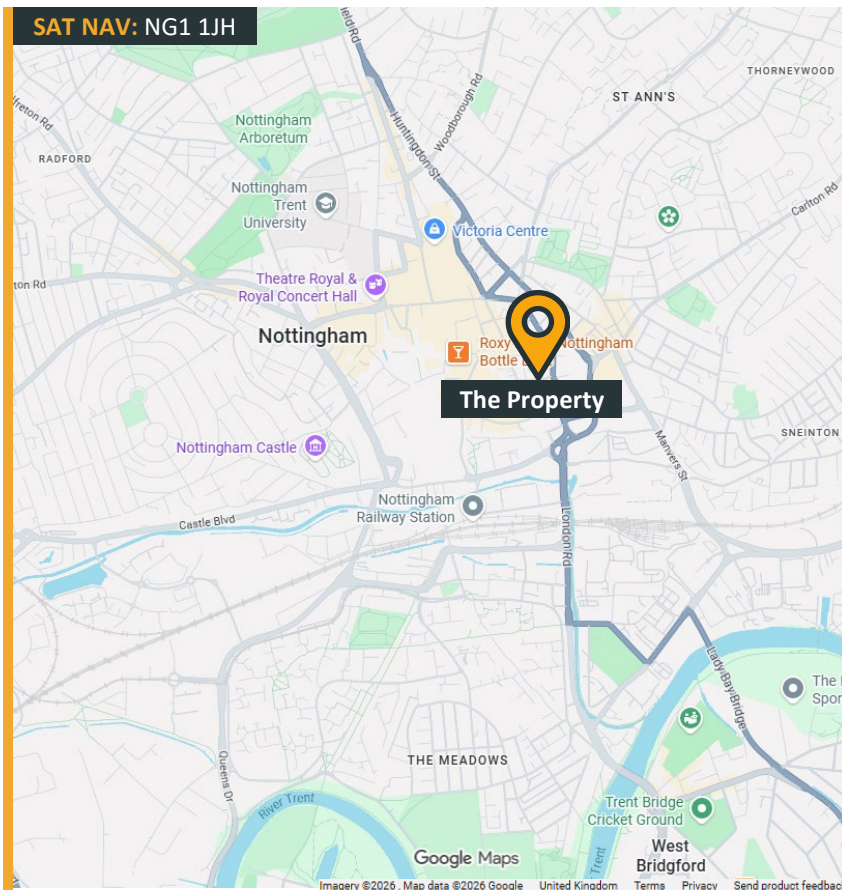
Location



Gallery



Contact



VAT

The property is not elected for VAT, therefore will not be payable on the rent or purchase price.

EPC

The property has an EPC Rating of **D/97**. A copy of the EPC is available upon request.

Further Information

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

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