

# 14 Regent Street

Nottingham NG1 5BQ

Refurbished Period Office Suites

22 - 55 sq m (237 – 587 sq ft)

## TO LET

- Individual office suites
- Grade II Listed Building
- City Centre location
- Recently refurbished
- Immediate occupation available
- Flexible lease terms
- Potential for Small Business Rates Relief



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## LOCATION

This property is located in a prominent position on Regent Street in the heart of Nottingham's Professional District, close to its junction with Park Row.

This area is extremely popular as a location for solicitors, barristers, medical consultants and property professionals.

## DESCRIPTION

The property provides accommodation over 5 floors and has been comprehensively refurbished by our client to provide superior quality offices, mixing original features such as imposing ceiling heights, large sash windows and ornate cornicing with modern features expected by occupiers.

## SERVICES

All mains services are included within the rents.

## TOWN & COUNTRY PLANNING

We understand the property has an established consent for use as offices falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

## ACCOMMODATION / RENT / AVAILABILITY

The property has the following approximate net internal floor areas, measured in accordance with the RICS Code of Measuring Practice:-

Accommodation	Sq m	Sq ft	Rent p.c.m.	Rent per annum	Status
Lower Ground Floor – Front	22	237	£550	£6,600	Available
Second Floor – Front	33	350	£875	£10,500	Available

## BUSINESS RATES

The property is currently rated as a whole and will need to be re-assessed if individual office suites are taken.

Charging Authority:	Nottingham City Council
Description:	Office and premises
Rateable Value:	£30,750
Period:	2023/24

## TENURE

The suites are available on new internal repairing and insuring leases for a minimum term of 12 months.

## VAT

VAT is applicable at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction. There is an additional contract set up fee of £350 plus VAT.

### SUBJECT TO CONTRACT

Viewing by prior appointment only

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