

14 Regent Street

Nottingham NG1 5BQ

Refurbished Period Office Suites

20 - 93 sq m (215 – 996 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



FIXED ALL INCLUSIVE RENTS



NG Chartered Surveyors

Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG





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
Room 1 - Lower Ground Floor (Front)	22	237	£550	£6,600	Available
Room 2 - Lower Ground Floor (Rear)	20	215	£600	£7,200	Available
Room 9 – Third Floor (Front)	29	312	£780	£9,360	Available
Room 10 – Third Floor (Rear)	22	232	£580	£6,960	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:	2024/25

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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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photographs depict only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only, if such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.