

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

·PROPERTY·

30 Clarendon Street
Nottingham
NG1 5HQ
Tel: 0115 941 5241

·PARTICULARS·

FOR SALE

PERIOD OFFICES

PART-LET INVESTMENT OPPORTUNITY

18-20 THE ROPEWALK NOTTINGHAM NG1 5DT

(MAY LET VACANT PARTS)



- **5,135 sq ft (477.14 sq m)**
- **Period Office Accommodation**
- **Ground Floor and First Floor Currently Let**
- **Second and Third Floors Currently Vacant**
- **On Site Parking Available**
- **Stunning Views Over The Park and The Trent Valley**



LOCATION

The subject property is situated with frontage directly onto The Ropewalk. The area is considered to be the professional quarter of Nottingham City Centre with other amenities being a short walk from the premises.

Nottingham City Centre itself has excellent transport links with Junction 26 of the M1 Motorway being approximately 5 miles distant to the North West accessed via the A610.

DESCRIPTION

The subject property comprises a well presented four storey Period office building.

The premises provide for a variety of general and private offices with kitchen and cloakroom facilities.

The property as a whole has a total Net Internal Area of 5,135 sq ft (477.14 sq m) approx to include ground, first, second and third floor offices.

BUSINESS RATES

We have been verbally informed by Nottingham City Council that the subject property is currently assessed with a 2010 Rateable Value of:

Ground Floor	£14,750
First Floor	£16,750
Second Floor	£12,000
Third Floor	£ 9,300

We would recommend that potential purchasers make their own enquiries with the Valuation Office Agency. Further information can be found at www.voa.gov.uk.

PLANNING

We have been informed by Nottingham City Council that the subject property has planning consent for B1 use within the Town & Country Planning (Use Classes) Order of 1987.

We would recommend that any prospective Purchaser makes formal enquiries with regard to the use of the property with Nottingham City Council's Planning Control Department, telephone 0115 915 5555.

SUBJECT TO CONTRACT

ML/DCB/282

TENURE

The **Freehold Interest** of the property is available at Offers in the Region Of **£600,000 (Six Hundred Thousand Pounds)**.

The property has the benefit of part vacant possession with the Ground and First Floors of the property being currently tenanted to include 12 allocated car parking spaces in total. Please contact the Sole Agents for further information.

	Current Rent p.a.x
Ground Floor	£14,150
First Floor	£17,950
Total	£32,100

ACCOMMODATION AVAILABLE TO LET

The second and third floors are available to let on flexible terms and individual space requirements can be discussed/catered for. There are 9 car spaces allocated to the available accommodation.

	sq m	sq ft
Second Floor	130.70	1,406
Third Floor	110.10	1,185
Total	240.80	2,591

SERVICE CHARGE

A service charge is levied by the Landlord in respect of the costs incurred for heating, lighting, cleaning and maintaining common parts of the property.

LEGAL COSTS

Each Party to bear the cost of their own legal costs in connection with the sale.

VIEWING

Strictly by appointment only through the Sole Agents:

Musson Liggins
30 Clarendon Street
Nottingham
NG1 5HQ

Tel: 0115 941 5241

Please ask for David Bladen
e-mail: dcb@mussonliggins.co.uk
or
Matthew Liggins
e-mail: mal@mussonliggins.co.uk



(FOR ILLUSTRATION PURPOSES ONLY)

PROPERTY MISDESCRIPTIONS ACT 1991 NOTICE

Musson Liggins Limited, for themselves and the Vendors or the Lessors of the property whose Agents they are, give notice that:

- i) The particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, any offer or Contract;
- ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given in good faith and without responsibility and are believed to be correct, but intending Purchasers or Tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
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- 1 All dimensions, distances and floor areas are approximate and for guidance purposes only.
- 2 Information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by Solicitors.
- 3 Information as to Rating matters and Town and Country Planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Interested parties are recommended to verify this information in writing prior to entering into any commitment to purchase or lease.
- 4 All plans supplied by the Agents are provided solely to assist in the identification of the property.
- 5 All figures quoted are exclusive of VAT unless expressly stated to the contrary. All interested parties are strongly recommended to satisfy themselves as to the position on VAT by independent written enquiry.
- 6 All information on the availability of mains services is based on information supplied by the Vendor/Lessor. All other statements regarding service installations do not warrant the condition or serviceability of the installations referred to.

All statements contained in these particulars are believed to be correct, but their accuracy is not guaranteed, nor do they form any part of any contract or warranty. Unless specified to the contrary, interested parties should note that all distances and floor areas are approximate and are given for guidance purposes only and information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Lessees are recommended to have this information verified by their Solicitor and Chartered Surveyor.