

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

·PROPERTY·

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

·PARTICULARS·

FOR SALE

**20 GREGORY BOULEVARD
NOTTINGHAM
NG7 6BG**

SELF CONTAINED THREE STOREY OFFICES



- **103.10 m² (1,099 ft²)**
- **Self Contained Offices**
- **Parking for 2 vehicles**
- **Popular Central Location**
- **Potential for Residential conversion** (subject to planning)
- **Offers in the Region of £175,000**

LOCATION

The premises are located with a frontage to Gregory Boulevard, being approximately 1.5 miles to the North West of Nottingham City Centre. The location also provides good access to the A610, A60 and Nottingham's inner and outer ring road systems. Within walking distance of the property is the NET tram stop at The Forest.

The area is a vibrant and densely populated neighbourhood location with its own retail centre. There are a number of different types of businesses, retail units, cafés and residential houses within close proximity of the subject property.

DESCRIPTION

The subject property comprises a large Victorian semi detached former dwelling, three storey in nature beneath a pitched roof covering. The property has the benefit of UPVC double glazing.

The accommodation currently provides for a good standard of office accommodation, however, it is considered that the property may suit conversion to residential, subject to the usual planning considerations.

To the front elevation is a concrete surfaced area suitable for the parking of two vehicles and to the rear is a yard.

PRICE

The property is available at offers in the region of **£175,000 (One Hundred and Seventy Five Thousand Pounds)** and has the benefit of vacant possession.

BUSINESS RATES

The subject property is currently assessed for Business Rates Purposes with a 2010 Rateable Value of £5,900. Further information can be found at www.voa.gov.uk.



ACCOMMODATION

| <u>Ground Floor</u> | <u>sq m</u> | <u>sq ft</u> |
|---------------------------|---------------|--------------|
| Office | 17.81 | 192 |
| Office | 18.23 | 196 |
| Kitchen | 8.02 | 86 |
| WC | - | - |
| Total Ground Floor | 44.06 | 474 |
| <u>First Floor</u> | | |
| Office | 11.65 | 125 |
| Office | 17.64 | 190 |
| W/C | - | - |
| W/C | - | - |
| Total First Floor | 29.29 | 315 |
| <u>Second Floor</u> | | |
| Office | 14.85 | 160 |
| Office | 13.90 | 150 |
| Total Second Floor | 29.75 | 310 |
| Total NIA | 103.10 | 1,099 |

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 potential purchasers make formal enquiries with regard to the use of the property with Nottingham Council's Planning Department, telephone 0115 915 5555.

VIEWING

Strictly by appointment only through Sole Agents:

Musson Liggins
30 Clarendon Street
Nottingham
NG1 5HQ

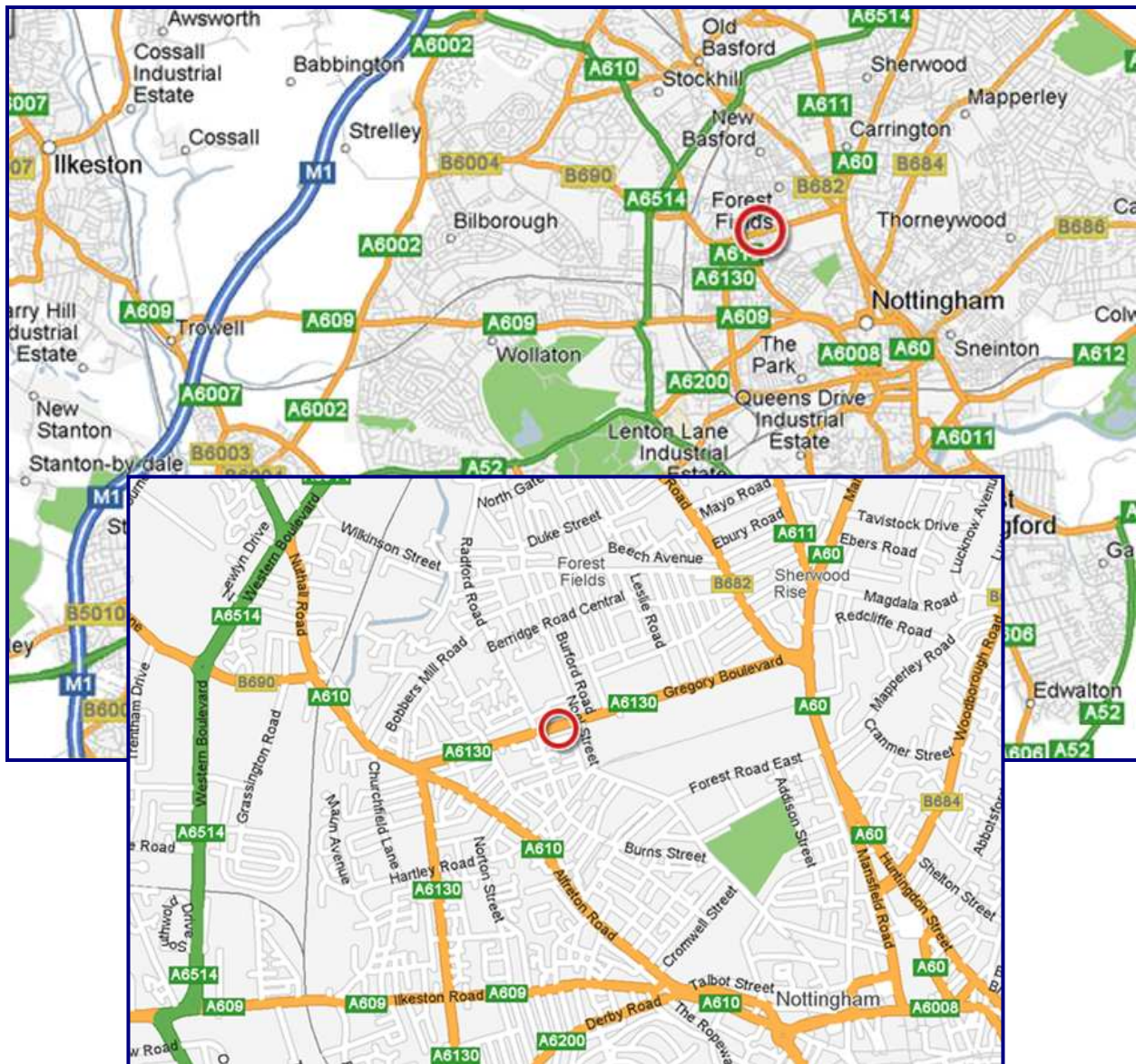
Tel: 0115 941 5241

Please ask for David Bladen

e-mail: dcb@mussonliggins.co.uk

SUBJECT TO CONTRACT

DCB/298



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;
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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.
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- 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.

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❖ AGENCY & MARKETING

- Acquisitions of Freehold and Leasehold properties
- Sale and letting of Freehold and Leasehold commercial and industrial property
- Marketing reports
- Property searches
- Relocations

❖ LANDLORD AND TENANT ADVICE

- Rent reviews for Landlords and Tenants
- Lease renewals
- Arbitration
- Schedules of dilapidations and condition

❖ INVESTMENT

- Advice on acquisition and disposal of Freehold and Leasehold income producing properties
- Advice on creation of investment from vacant properties

❖ VALUATIONS FOR ALL PURPOSES

- Security/mortgage including goodwill
- Taxation and investment
- Asset and balance sheet
- Fire insurance for reinstatement purposes

❖ HEALTH CARE

- Providing advice on value and business appraisal
- Cash flow
- Staffing and funding, development site
- Sales and acquisitions