

Charles House | 45 Park Row | Nottingham | NG1 6GR

A rare opportunity to purchase a self-contained office space situated within Nottingham's Professional Quarter

120m²
(1,300ft²)

- Lower Ground Floor Self-contained period office building
- Long leasehold of 999 years held at a peppercorn rent
- Suitable for a variety of uses (subject to planning)
- Situated within Nottingham's Professional Quarter providing a mixture of nearby occupiers
- Close to Browns, Fothergills, The Castle and Starbucks
- Excellent transport links including nearby bus routes & NET Tram stops



FOR SALE



Location



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Location



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Location

The property is situated within Nottingham's sought-after Professional Quarter on Park Row just off Maid Marian Way. Typical occupiers in the immediate locality include a variety of legal professionals, financial institutions and property companies. The area is situated on the outskirts of Nottingham's prestigious residential Park Estate area.

By virtue of its location, the property also benefits from being in close proximity to a plethora of shops, bars, cafes and restaurants with excellent accessibility to Nottingham Train Station, bus routes and the NET tram system.

Description

The property comprises a stunning period Georgian building comprising the lower ground floor with self-contained access from street level as well as access to the rear of the property. The property provides the following specification:

- Street level access and rear access
- 1 designated car parking space
- Recently undergone a good quality refurbishment
- Grey carpet tiles throughout
- Electric heating system
- Redecoration throughout
- LED lighting
- WC and kitchen facilities
- Open plan accommodation





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Floor Areas

From measurements undertaken on site we calculate the property has the following Net Internal Area (NIA):

120m² (1,300ft²)

(This information is given for guidance purposes only)

Planning

The property is categorized as Use Class E and can therefore be used for the following uses; retail shop, financial and professional services, café or restaurant, office use, clinic, health centre, crèche and gym.

EPC

A copy of the EPC rating is available upon request.

Business Rates

The business rates will need to be reassessed.

Further information is available from the agent.

Long Leasehold

There is currently a long leasehold of 999 years held at a peppercorn rent.





Location



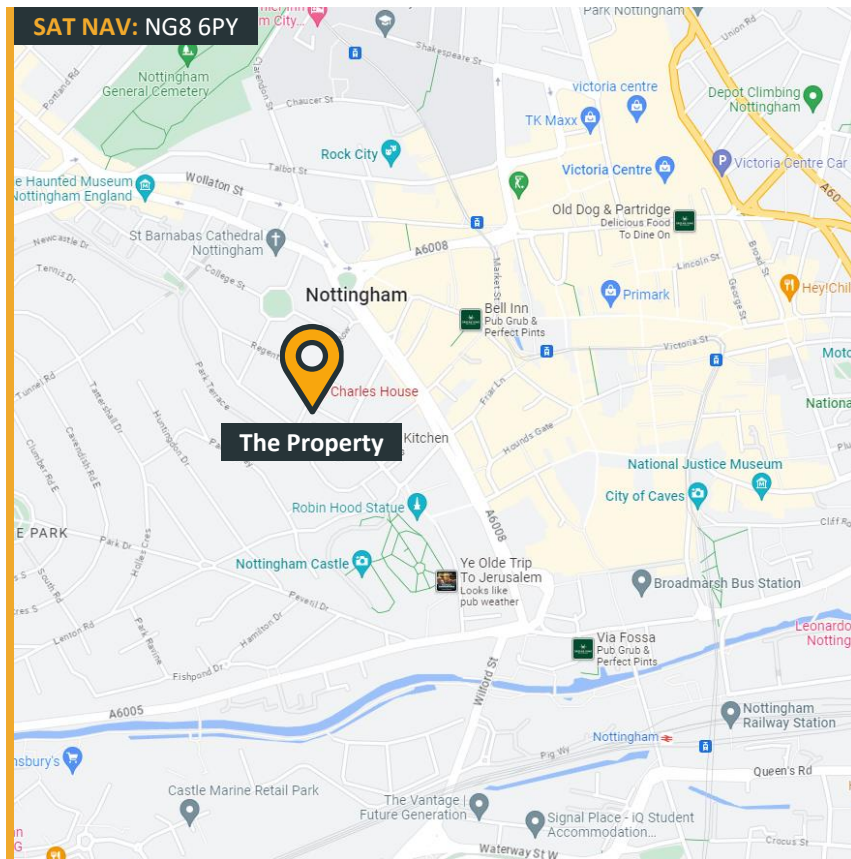
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Price

The long leasehold interest is available to purchase at a price of:

£145,000

(One hundred and forty five thousand pounds)

VAT

VAT applies to the sale price due.

Further Information

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

Ketlin Mäeorg

07929 673 232

ketlin@fhp.co.uk

Amy Howard

07887 787 894

amy.howard@fhp.co.uk



10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

30/08/2023

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.