

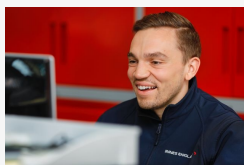


20 Regent Street, Nottingham, Nottinghamshire NG1 5BQ

Offices

- > **2,655 sq ft (246.7 sqm)**
- > **Available for immediate occupation**
- > **Period building located within Nottingham's Professional District**
- > **Car parking to the rear for 9 vehicles**

For enquiries and viewings please contact:



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Location

20 Regent Street is a well maintained, prominently located property, within the Wellington Circus Conservation Area in the sought after and established professional quarter of Nottingham City Centre. This central location means the property enjoys access to the City's wide range of amenities including retail, restaurants, bars, theatres etc. The premises also benefit from excellent vehicular, pedestrian and public transport links, which run from the main hubs within close proximity - The Market Square, The Victoria Centre and The Broadmarsh Shopping Centre.

Description

The property is an attractive 5 storey Grade II Listed Regency style terraced office building. The property has a red brick facade incorporating single glazed timber framed sash windows and the stonework detailing. The accommodation provides a reception area and a suite of offices and meeting rooms along with the relevant welfare facilities. The office accommodation is centrally heated by means of a gas fired central heating system. This building benefits from 9 car parking spaces located to the rear of the building, with some double parked. CCTV is fitted both front and rear entrances.

Accommodation

	Sq M	Sq Ft
Lower Ground Floor	46.7	503
Ground Floor	51.4	553
First Floor	48.9	526
Second Floor	48.6	523
Third Floor	51.1	550
Total	246.6	2,655

Measurements are quoted on a Net Internal basis in accordance with the RICS Code of Measuring Practice, Second Edition. All parties are advised to carry out their own measurements

Planning

We understand the property benefits from planning consent for the following Uses:

Class E (Commercial, Business and Services use), making the premises suitable for uses such as offices, shop, cafe, restaurant, clinics, health centre, day nurseries and industrial processes which can be carried out in a residential area without detriment to its amenity.

The property may be suitable for alternative uses subject to the requisite consents.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The Freehold is available to purchase with vacant possession.

Alternatively, the property is available by way of a new full repairing and insuring lease for a period of years to be agreed.

Business Rates

From the Valuation Office Agency (VOA) website we understand the property has the following rating assessments:

Communal Area Rateable Value - £3,100
 GF Suite 1 Rateable Value - £4,050
 GF Suite 2 Rateable Value - £4,150
 1st Floor Suite 3 Rateable Value - £5,400
 1st Floor Suite 4 Rateable Value - £3,350
 1st Floor Suite 5 Rateable Value - £2,250
 2nd Floor Suite 6 Rateable Value - £1,400
 2nd Floor Suite 7 Rateable Value - £2,500
 3rd Floor Suite 8 Rateable Value - £1,850
 3rd Floor Suite 9 Rateable Value - £1,200
 3rd Floor Suite 10 Rateable Value - £2,550

Rates payable can be estimated by multiplying the rateable value by the current multiplier of 0.499. All parties are advised to make their own enquiries of the Valuation Office Agency (VOA).

Price/Rent

Freehold - £595,000
 Rent - £42,000 pa

VAT

VAT is applicable

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of D-97

Viewings

Viewings are by appointment with sole agents Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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