

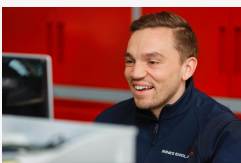


Lady Bay House, Meadow Grove, Nottingham, Nottinghamshire NG2 3HF

Modern Offices/Investment

- ▶ **NIA: 5,143 sq ft (477.82 sqm)**
- ▶ **Ground floor vacant and 1st floor tenanted - producing £23,380 pa**
- ▶ **Suitable for alternative uses (subject to planning)**
- ▶ **Dedicated on-site car parking for 13 vehicles with ample amenities within Lady Bay Retail Park opposite**

For enquiries and viewings please contact:



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Location

The property is located in the Lady Bay area, in a prominent position at the junction of Meadow Lane / Lady Bay Bridge (A6011). The A6011 links to London Road (A60) providing easy access into Nottingham City Centre circa 2 miles north. To the south east the A52 provides rapid access to the recently dualled A46 and the A610 links to Junction 26 of the M1 motorway circa 6.3 miles north west. Excellent public transport links also serve the property. Regular bus routes serve Lady Bay and the surrounding areas and the NET Tram network and Nottingham railway station are within circa 1.2 miles north west. The NET tram network and bus routes run regular services in and around the City Centre and to the surrounding suburbs. The railway station provides frequent services to London St Pancras (journey time 1 hour 40 minutes) as well as connections to local towns and cities such as Loughborough, Leicester and Derby.

Description

The property comprises a prominent self-contained two storey office which provides open plan accommodation benefiting from the following specification:

- Suspended ceilings with inset LED lighting
- Redecorated throughout
- Carpet tiled covered floors with full perimeter trunking
- Kitchenette
- Gas central heating
- There are associated w.c.'s on each floor.

Dedicated car parking is provided to the rear of the property with 13 marked car parking spaces.

Accommodation

	Sq M	Sq Ft
Ground Floor Right Hand Suite	102.7	1,105
Ground Floor Left Hand Suite	98.8	1,064
Ground Floor Kitchen	3.1	33
Reception	22.4	241
First Floor	250.8	2,700
Total	477.8	5,143

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition. All parties are recommended 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 a shop, cafe, restaurant, office, clinics, health centre and day nurseries. Alternative uses may be permitted, subject to obtaining any 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 the benefit of the subsisting tenancy for the 1st floor; the ground floor will be provided with vacant possession. The salient terms of the lease are:

- Tenant: Link 3 Recruitment Ltd (Company No. 10895686)
- Rent: £23,380 pa
- Lease: 5 years
- Break Clause: end of 3rd year
- Deposit: £7,014 held
- 3 x Personal Guarantors provided
- 8 weeks rent free from 20th August 2025
- Effective Full Repairing and Insuring basis

Business Rates

From information taken from the Valuation Office Agency (VOA) website, we understand the ground floor is assessed as follows:-

LHS Ground Floor - Rateable Value: £10,000 pa
Indicative Rates Payable 2025: c.£4,990 pa

RHS Ground Floor - Rateable Value: £10,000 pa
Indicative Rates Payable 2025: c. £4,990 pa

Please note the Tenant pays their own business rates for the 1st floor. All parties are advised to confirm the rates payable with the Valuation Office Agency (VOA).

Price

£575,000

VAT

The property is elected for VAT although it is anticipated that the sale will be treated as a Transfer of a Going Concern (TOGC), meaning a payment of VAT will be waived, however all parties are advised to make their own enquiries of their independent accountant.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

EPC

The premises has an EPC assessment of C-71.

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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