

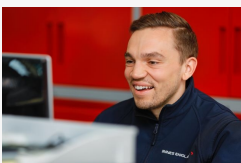


1 Malin Hill, Nottingham, Nottinghamshire NG1 1JQ

City Centre Office

- ▶ **2,330 sq ft (216.48 sq m)**
- ▶ **Situated on the edge of Nottingham's Lace Market**
- ▶ **Walking distance to Market Square, the train station and the Motorpoint Arena.**
- ▶ **Contract car parking and on street parking available close by**

For enquiries and viewings please contact:



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Location

The property is located on Malin Hill on the periphery of Nottingham's Lace Market, also known as the Creative Quarter. The property is well located within a 10 minute walk from the main Old Market Square and the City Centre's principal retail and leisure facilities including Marks & Spencer, Iberico World Tapas and Primark. The popular High Pavement, is also nearby that offers a variety of restaurants and bars such as Pitcher Piano and The Wine Room. The property benefits from superb transport links, the A60 is adjacent to the property and offers links to Nottingham's Southern Relief Route as well as Nottingham's northern conurbations. The NET Tram Service lies within a 5-minute walk, and Nottingham's Train Station is also within a 10-minute walk.

Description

1 Malin Hill comprises of a mix of a self contained office on the ground floor and four floors of residential accommodation above. The long leasehold of the ground floor office is available to purchase. The layout of the office consists of an open plan suite to the front with a meeting room, kitchenette, storage space and WC's to the rear.

The general specification includes:

- Cat 5 Data and power cabling throughout
- Demountable stud partitioning to part
- Cat II lighting
- Carpet and vinyl floor finishes
- Comfort cooling and heating cassettes
- 5 CCTV cameras and shelving within storage area

There is contract parking and on street parking available close by. The contract parking is c.£50 pm for an outdoor space and c.£120 pm for an indoor space, further details from the agent.

Accommodation

	Sq M	Sq Ft
Ground Floor	133.9	1,441
Storage Area	82.6	889
Total	216.5	2,330

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) under the Town & Country Planning (Use Classes) Order 1987 as amended, making the premises suitable for uses such as a shop, office or restaurant.

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

Tenure

The long leasehold is available to purchase with c. 98 years remaining. The long lease is available from the agents for review.

Business Rates

From enquiries of the Valuation Office Agency (VOA) website we understand the business rates are as follows:

Rateable Value 2025: £17,500

Indicative Rates payable 2025: c. £8,732.50 pa

Rateable Value 2026: £19,250

Indicative Rates payable 2026: £8,316 pa

This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries with the Valuation Office Agency.

Price

The long leasehold is available to purchase at £250,000.

VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: B-47

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.

Date Produced: 30-Jan-2026



