

MUSSON LIGGINS

NOTTINGHAM

**THE LOFT
3 PLUMPTRE STREET**

£365,000

192.21 M² (2,069 Ft²)

FOR SALE

Two Floors of Office Accomodation
In Lace Market Area

 The Loft, 3 Plumptre Street
The Lace Market, Nottingham
NG1 1JL

 **0115 941 5241**

 **jack@mussonliggins.co.uk**

 **mussonliggins.co.uk**

LACE MARKET

The Lace Market is an historic quarter mile square area of Nottingham which was originally the centre of the World's lace industry and is now a protected heritage location. The Lace Market has undergone a renaissance in recent years, with nearly all of the old warehouses having been cleaned and renovated and having found alternative uses such as apartments, high-spec offices and academic buildings.

FEATURES

- ▶ OPEN PLAN OFFICES SUITABLE FOR A VARIETY OF USES
- ▶ HISTORIC LACE MARKET AREA
- ▶ CLOSE TO LOCAL AMENITIES



The Loft
3 Plumtre Street
Lace Market
Nottingham
NG1 1JL



LOCATION

The premises are located on the eastern side of Nottingham City Centre, within the historic Lace Market area.

The Lace Market is a thriving centrally located leisure hub which benefits from a wide and diverse range of both national and independent bars and restaurants.

Operators located within the immediate vicinity include Dino's, Bunk, Rub Smokehouse, Annie's Burger Shack, Hockley Arts Club and Bar Iberico

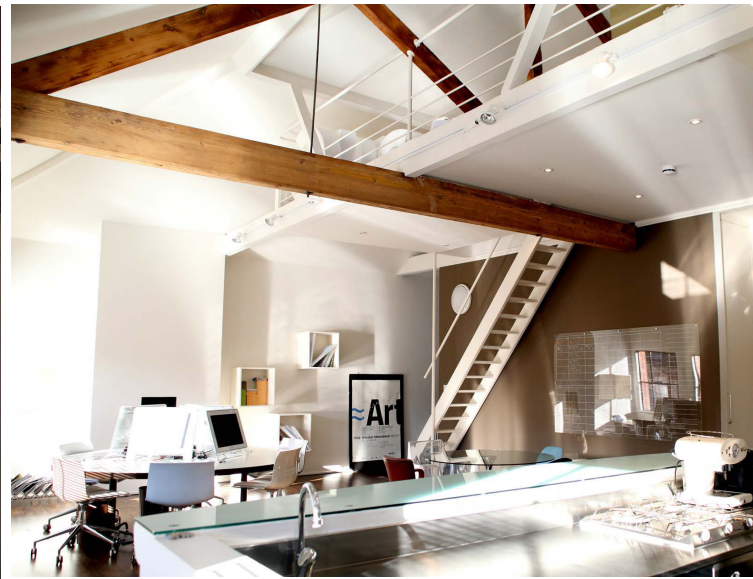
DESCRIPTION

The premises comprise the 2nd and 3rd floors of a four storey property built of traditional brick construction.

Both floors have been redesigned and refurbished internally to create a sophisticated open plan office space with glass partitioned meeting rooms, fully-fitted kitchen and a mezzanine level which provides supplementary meeting space.

Contract parking is available nearby.

| The Loft | M ² | Ft ² |
|----------------------------|----------------|-----------------|
| Third Floor | 72.57 | 781 |
| Fourth Floor | 101.96 | 1,098 |
| Total Accommodation | 192.21 | 2,069 |





BUSINESS RATES

Rateable Value: **£13,750**

This is not the amount you will pay. For further information regarding rates payable and small business rates relief, please contact Nottingham City Council

PLANNING

We understand that the property has Planning Consent for its existing use. For further information on planning and use, please contact Nottingham City Council Planning Control Department.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

TERMS

The property is held by way of a 125 year long leasehold interest from 29 September 1998 at an annual peppercorn rental

PRICE

£365,000

(Three Hundred and Sixty Five Thousand Pounds)

SERVICES

We understand that electricity and water and gas are connected to the premises however we recommend that interested parties contact the relevant service providers to confirm this.

VAT

The property is elected for VAT and VAT will therefore be chargeable on the rent.

LEGAL COSTS

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

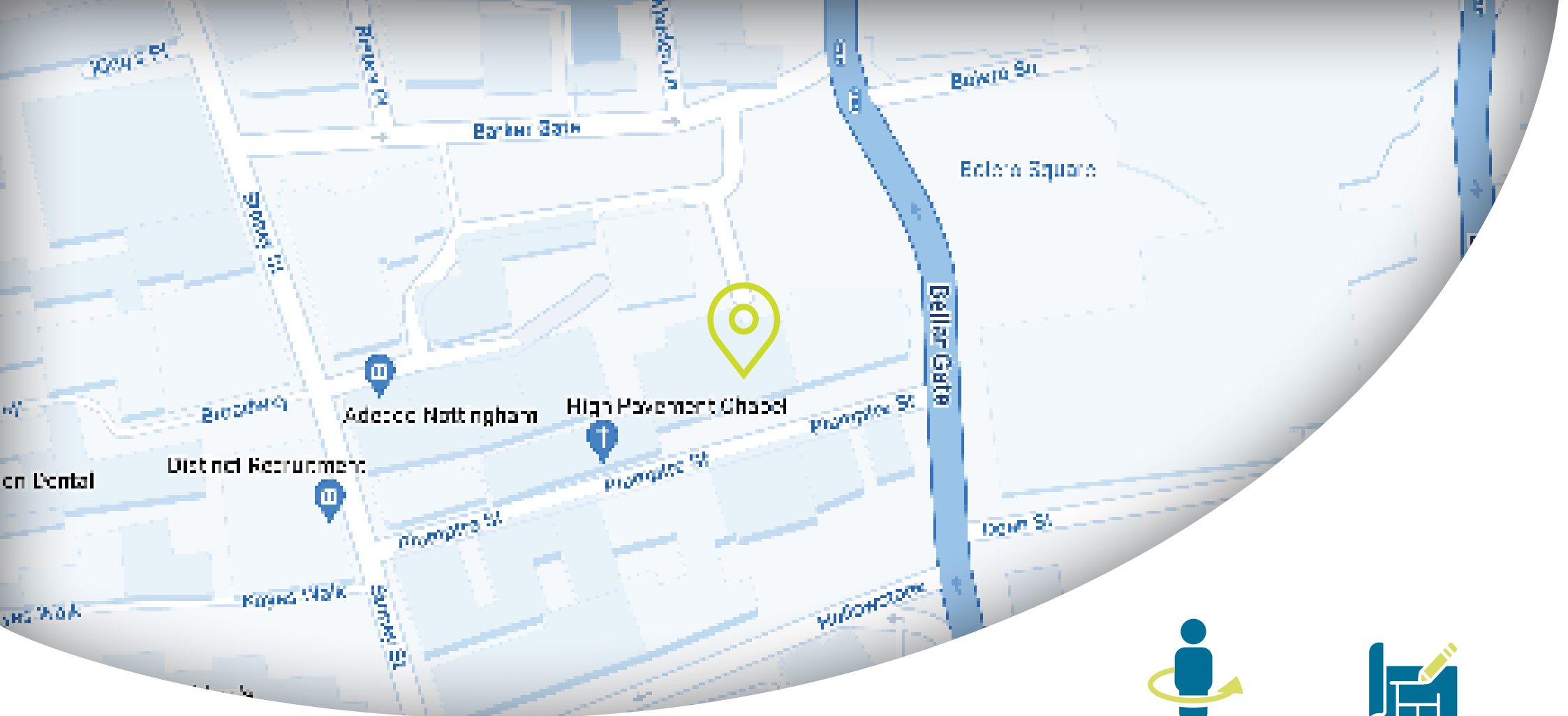
VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

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Jack@mussonliggins.co.uk



360
VIRTUAL
TOUR



VIEW
FLOORPLAN

MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS



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Beeston, Nottingham NG9 2PA



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At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Settings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



JACK FARRELL BSc (HONS) MRICS
SENIOR SURVEYOR



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