

TO LET

92 LOWER PARLIAMENT STREET NOTTINGHAM



HYBRID BUILDING
GIA: 9,004 SQ FT (837 SQ M)

PROPERTY SUITABLE FOR A VARIETY OF USES (STP)
PROMINENT LOCATION FRONTING LOWER PARLIAMENT STREET &
CRANBROOK STREET
IDEAL FOR TRADE RELATED OCCUPIER WANTING HIGHLY VISIBLE
PREMISES
LOADING FACILITIES ON GROUND FLOOR
APPROXIMATELY 15 CAR PARKING SPACES

SAT NAV: NG1 1EH

Property Particulars

Geo
Hallam &
Sons

0115 958 0301
www.geohallam.co.uk



LOCATION

The property is located in a highly prominent position within walking distance of the city centre and offering frontages on to Lower Parliament Street, Cranbrook Street and Lennox Street with the subject premises being located approximately 0.3 miles from Nottingham's Historic Market Square.

The property is located close to Hockley which is a thriving leisure and retail hub offering a range of national and independent operators.

DESCRIPTION

The property comprises a two storey brick built building beneath a flat asphalt roof.

There are three pedestrian entrances to the ground floor with the main entrance (off Lennox Street) leading directly in to a café with two large function rooms accessed from either suite which are suitable for a variety of uses. WC's are located to the rear of the café area and a staircase to the first floor is adjacent to the café. To the Cranbrook Street entrance to the building is storage accessible from the street along with a secondary staircase to the first floor.

To the first floor are offices and meeting rooms along with wc's, kitchenette facilities and two further function room suitable for a variety of uses.

The premises are centrally heated by three boilers (located in the basement) which were installed in 2021 and serve the perimeter radiators. Air conditioning has also been installed to parts of the building.

Externally the loading bays front both Lennox Street and Cranbrook Street with circa 15 marked car parking spaces available.

ACCOMMODATION

Measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice 6th Edition:

Description	sq ft	sq m
Ground Floor	4,502	418
First Floor	4,502	418
Total	9,004	836

TENURE

The property is available on a new Lease to be drafted outside of the Landlord and Tenant Act for a maximum term of 8 years. Further information is available from the Agent on request.

QUOTING RENT

£35,000 per annum.

SERVICES

We understand that all mains services are available and connected to the premises.

PLANNING

It is understood that the premises have planning permission for a Sui Generis Use linked to the current use of the building which comprises 3 theatre, dance and community rooms, one theatre / performance space and mixed use offices.

Alternative uses may be permitted, however applicants are advised to make their own enquiries with Nottingham City Councils Planning Department on 0115 915 5555.

BUSINESS RATES

From enquiries made of the Valuation Office Agency website we understand that the property is assessed as follows:

Local Authority: Nottingham City Council
Description: Laboratory & Premises
Rateable Value: £21,750

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of E.

VAT

All figures quoted are exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

VIEWING

Strictly by appointment with the sole agent Geo. Hallam & Sons:

Contact: Giles Davis
Email: giles@geohallam.co.uk
Direct Tel: 01159 580 301

November 2023

**Geo
Hallam &
Sons**

0115 958 0301
www.geohallam.co.uk

Property Particulars

Chartered Surveyors

**24 Regent Street
Nottingham
NG1 5BQ**

**Tel : 0115 958 0301
Fax : 0115 950 3108**

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