

BUSINESS SPACE OPPORTUNITY

24 Rectory Road, West Bridgford, Nottingham NG2 6BG

BUY!

FREEHOLD OFFICE BUILDING IN CENTRAL WEST BRIDGFORD

- 156 sq m (1,683 sq ft) GIA
- Three storey offices in Central West Bridgford, Nottingham
- On site car parking
- Good road & public transport links
- In need of refurbishment
- Suitable for a variety of uses (STP) including residential conversion



Interested? Contact Nick Morgan 0115 979 3495 nmorgan@heb.co.uk
OR Jonathan Emmerson 0115 979 3490 jemmerson@heb.co.uk

0115 950 6611

LOCATION:

The property is situated on Rectory Road, West Bridgford and is prominently located just a few minutes' walk from West Bridgford town centre. West Bridgford is widely regarded as Nottingham's most popular and affluent suburban town, located approximately 2 miles south of Nottingham city centre.

West Bridgford is home to a wealth of independent, regional and national occupiers which include:-

- M&S Food
- Wagamama
- Côte
- Pizza Express
- Caffè Nero
- 200 Degrees Coffee
- The Botanist
- Boots the Chemist
- Waterstones
- Loungers
- Specsavers

DESCRIPTION:

The property comprises a semi-detached, three storey office building which requires modernisation. The cellular offices are set over ground, first and second floors with staff facilities (kitchen and WC's).

Additionally, the property benefits from the following specifications: -

- Wall mounted internet connectivity
- Intruder alarm system
- Fire alarm system
- uPVC double glazing throughout
- Nest heating system / gas central heating

Externally, the property has on-site parking for approximately 3 to 4 cars (utilising the rear courtyard).

TENURE:

Freehold with vacant possession.

ACCOMMODATION:

DEMISE	SQ M	SQ FT
Ground Floor:	62.89	677
First Floor:	61.21	659
Second Floor:	32.21	347
TOTAL:	156.31	1,683

PRICE:

The property is available to purchase at a price of:-

£375,000 Freehold

RATES:

Rateable Value: £13,000

PLANNING:

The property has existing use as offices (Use Class E) with other potential uses within this use class being: -

- Medical or Health Services
- Beauty/Aesthetics clinic

Alternatively, the property could lend itself to being converted back to residential accommodation or other alternative uses subject to obtaining the necessary planning consents.

VAT:

Vat is not applicable to the purchase price.

EPC:

E – 111

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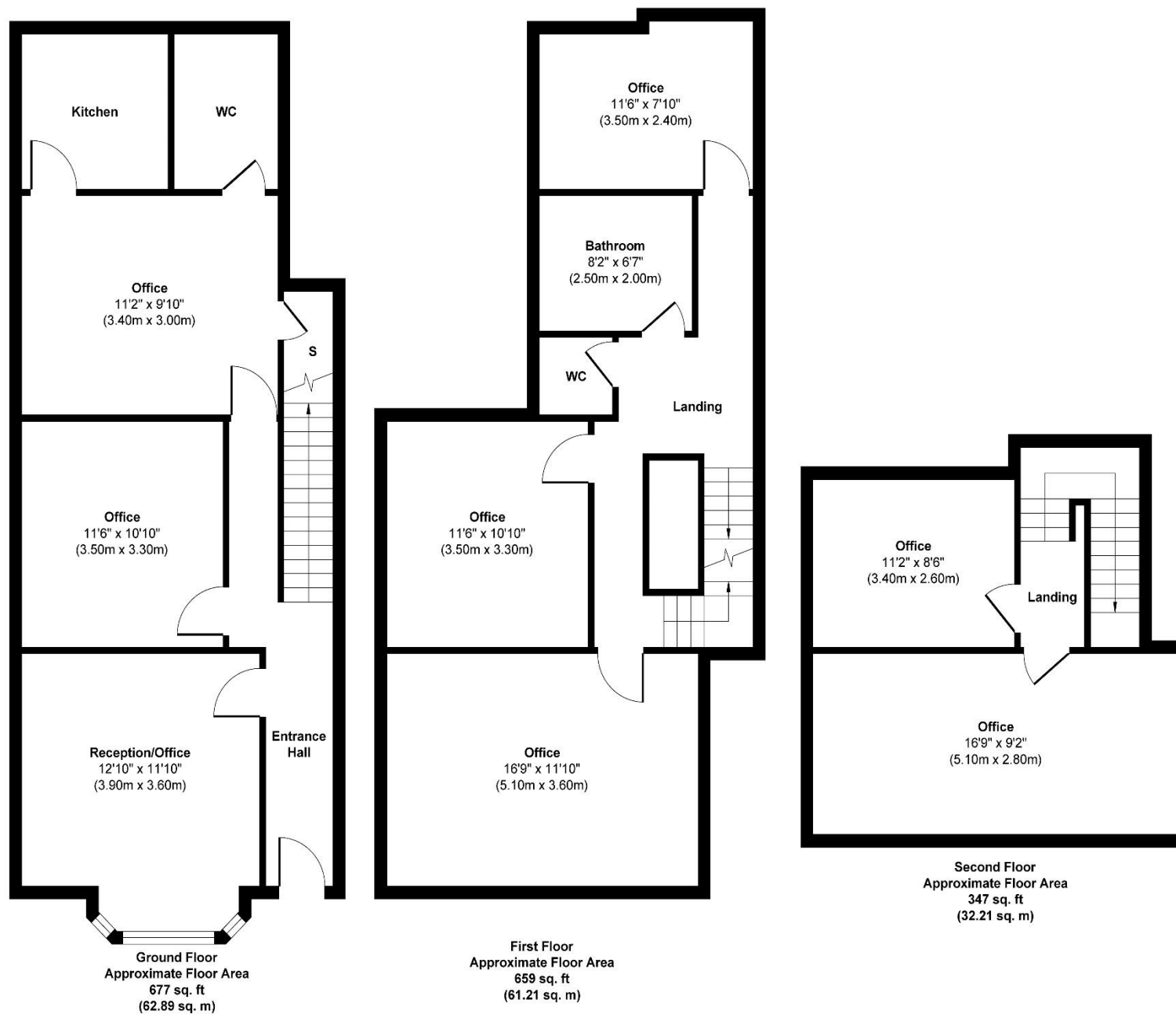
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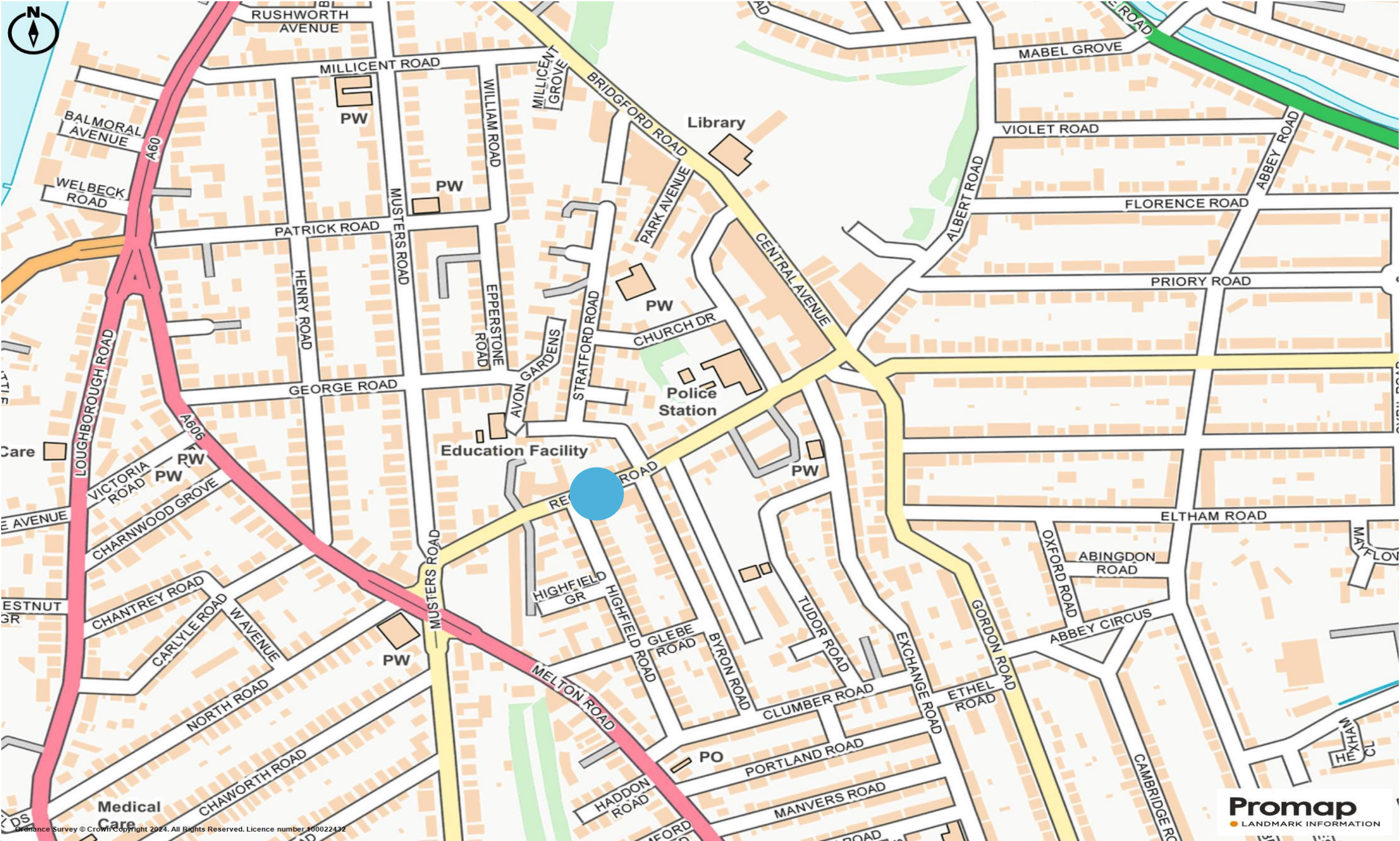
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heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



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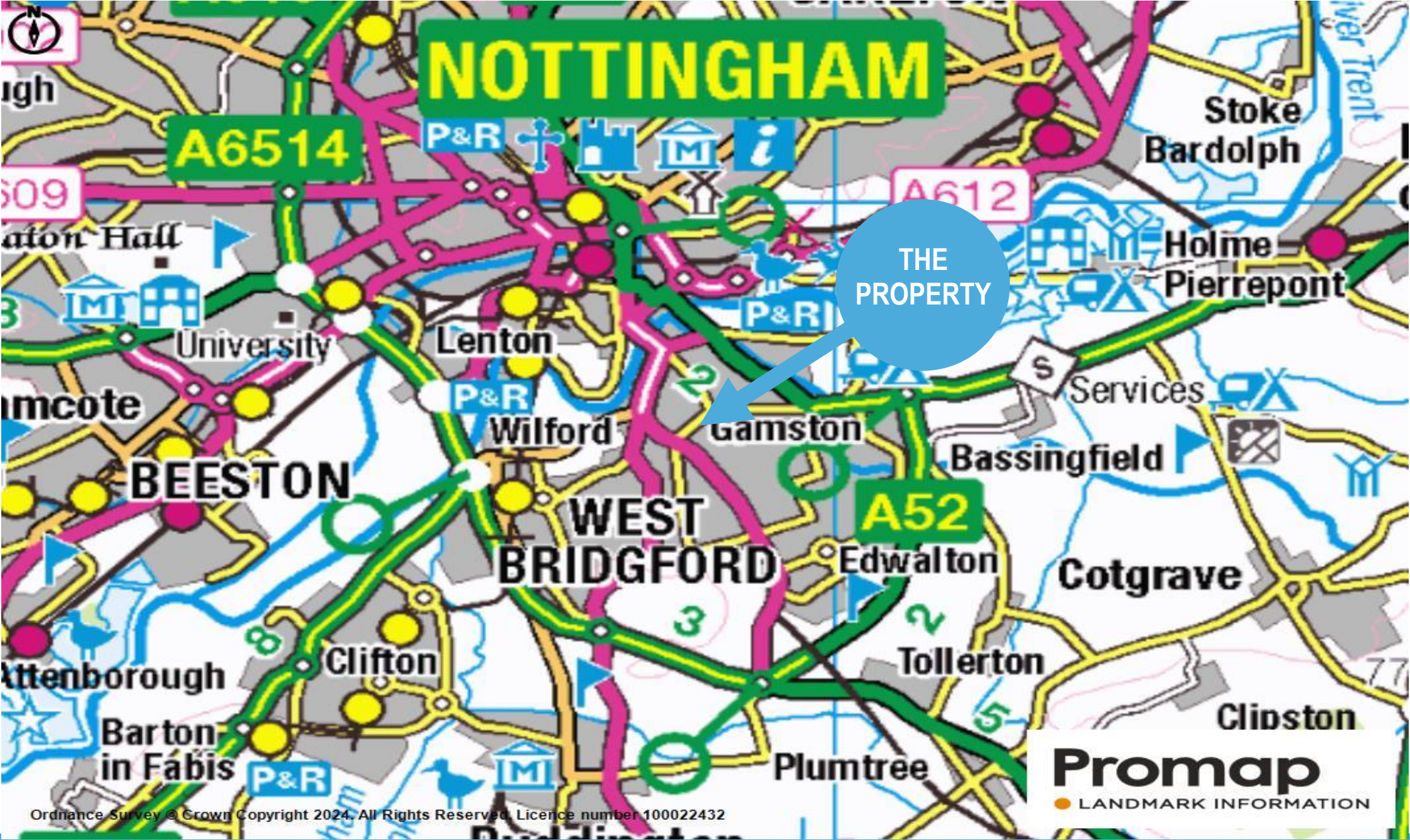
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LANDMARK INFORMATION

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NOTTINGHAM

THE PROPERTY

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LANDMARK INFORMATION

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The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.