

# 19 - 21 MUSTERS ROAD

West Bridgford, Nottingham, NG2 7PP



## Key Highlights

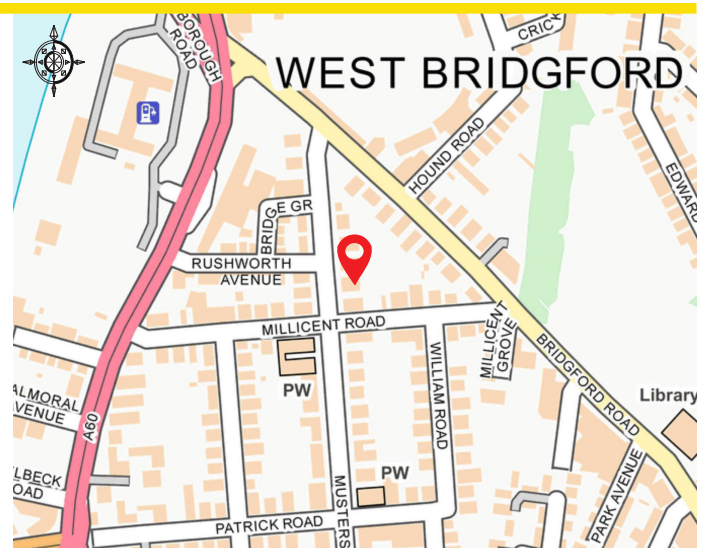
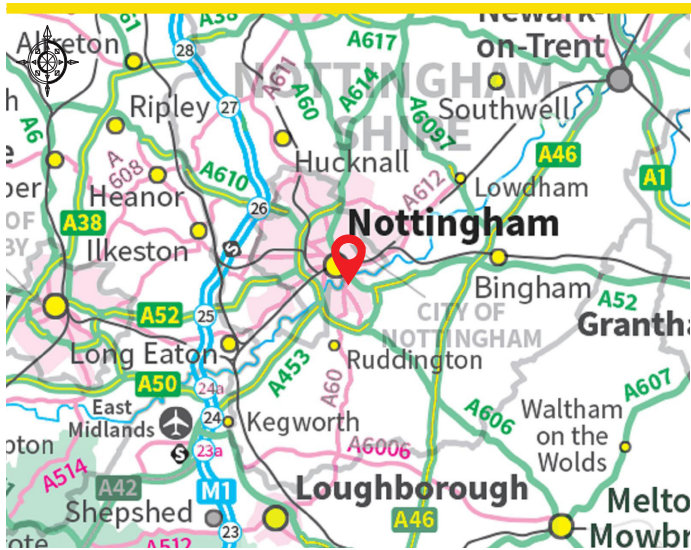
- Attractive period office building, extending to approximately 4,814 sq ft, measured on an NIA basis
- Excellent location, positioned 0.2 miles south of the Trent Bridge Cricket Ground
- Independent access to upper floors allows for the building to be easily sub divided on a floor by floor basis
- 7 car parking spaces to the front courtyard, with a large rear car park accessed off Millicent Road

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## Location

Nottingham is the principal commercial and administrative centre for the East Midlands. The city lies approximately 128 miles north of London, 51 miles northeast of Birmingham and 73 miles south of Leeds. Road connections are excellent with the M1 situated approximately 7 miles west of the city centre. Nottingham Train Station is located on the south side of the city centre and provides direct services to London St Pancras (1 hour 40 minutes). The city benefits from being located within 15 miles northeast of the East Midlands Airport, providing direct flights to many European destinations.

## Situation

The property is well located within a commercial parade on Musters Road, approximately 0.2 miles south of the Trent Bridge Cricket Ground, opposite its junction with Rushworth Avenue, which in turn provides direct access to Loughborough Road, the principle A60 Trunk Road.

These main arterial roads provide access to the A52 ring road and the surrounding conurbations as well as to the M1 Motorway (Junctions 24-26). Efficient access to the north and south is also afforded via the A60 and therefore there is excellent connectivity from this central location.

The immediate area is predominantly categorised by a mixture of attractive period residential and commercial properties within the popular West Bridgford District having undergone significant gentrification and now providing an eclectic mix of boutique retailers, restaurants and bars, being particularly popular with SME's in the medical sector.

Nearby occupiers include the West One Studios, ML Consulting, Pure Physiotherapy, West Bridgford Podiatry and the Co-op to name but a few.

Further, the Nottingham bus stations in West Bridgford provide easy access to the Town Centre and surrounding suburbs, towns and cities.

## Description

The property comprises a pair of period self-contained detached office buildings arranged over three floors, excluding basement, which we understand was extended to the rear at ground floor. The property is built of traditional brick construction, under a tiled hip roof, incorporating two gables and bay windows to the front elevation at both ground and first floor levels.

The property benefits from principal elevations to the east and west incorporating UPVC double glazed windows. Due to its orientation, the building benefits from excellent natural light.

Internally, the building is configured to provide a series of open plan and cellular offices with ancillary accommodation finished to a good specification to include the following:

- Raised access floors;
- Door entry system and intercom;
- Fire alarm;
- Hitachi heating and cooling air conditioning;
- Server rooms;
- Male and female WCs at all levels;
- Kitchens at all levels;
- New electricity circuit board;
- Seven car parking spaces to the front courtyard;
- Ample car parking provisions to the rear;
- Suspended ceiling with surface mounted fluorescent lighting.

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## Accommodation

The property has been measured on a net internal area basis. All figures quoted are for guidance purposes only.

FLOOR	SQ FT	SQ M
Basement	Not measured	Not measured
Ground	2,028	188.38
First	1,307	121.4
Second	1,479	137.46
<b>Total</b>	<b>4,814</b>	<b>447.24</b>

## Site

The property is set within approximately 0.24 acres (0.097 ha).

## Planning

The premise can be used for a variety of uses under Class E of Town & Country Planning (Use Classes) Order 1987 (as amended). The property is also suitable for redevelopment subject to planning permission.

## Price

Offers are sought in excess of £1,445,000, exclusive.

## VAT

VAT is applicable.

## Tenure

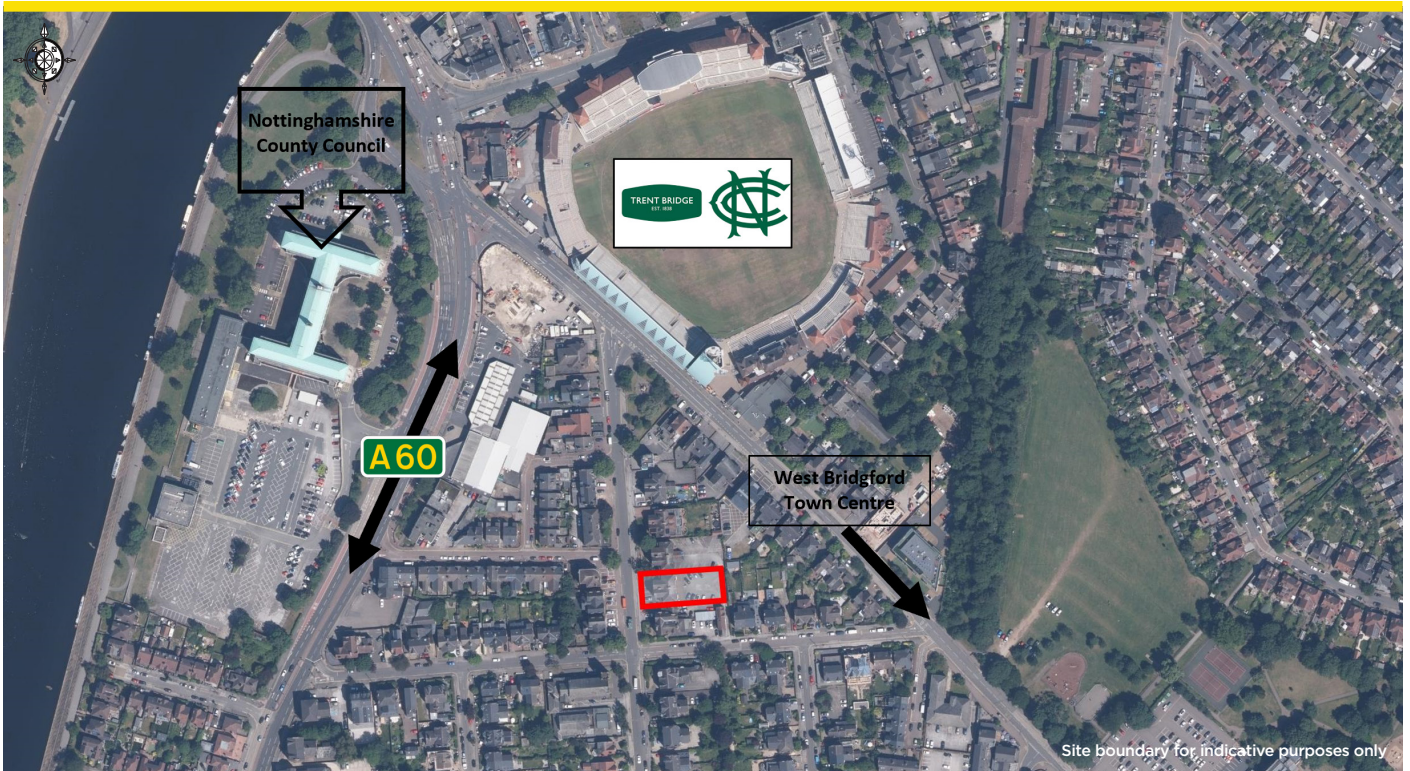
The property is available on a freehold basis subject to the occupational tenancy.

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## Occupational Tenancy

The first floor is let to Cockburn Lucas Independent Financial Consulting Limited for a term of 3 years, commencing 16th October 2023, at a passing rent of £19,000 per annum.

## Business Rates

Rateable Value with effect from April 2023

- Ground Floor - £19,000
- First Floor - £14,000
- Second Floor - £11,750
- Second Floor Meeting Room - £2,300

## EPC

- Ground Floor - C 52
- First Floor - D 91
- Second Floor - C 51

## Legal Costs

Each party to be responsible for their own legal costs involved in this transaction.



## Viewing & Further information

Strictly by appointment only with the Sole Agent, Savills.

## Anti-Money Laundering (AML)

Any offer accepted is subject to completing AML checks.

## Contact

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