



**FOR SALE**

# HADDON HOUSE

27 MILLICENT ROAD,  
WEST BRIDGFORD,  
NOTTINGHAM NG2 7PZ

**240 sq m** (2,583 sq ft)

Rare and exciting opportunity to purchase in West Bridgford

- Well-presented, high-quality office accommodation
- Attractive, original Period features
- Car parking to the rear
- Suitable for residential conversion (subject to planning)
- Easy access to Central Avenue, Nottingham City Centre/Station, arterial road networks



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG

**RARE FREEHOLD  
OPPORTUNITY**



## LOCATION

The property occupies a prominent corner position facing both Millicent Road & Musters Road in the heart of the affluent and highly sought-after Nottingham suburb of West Bridgford. The location itself benefits from being in close proximity to the retail/leisure pitch of Central Avenue, parks/recreational facilities, Trent Bridge Cricket Ground and Nottingham Forest City Ground stadium.

The property is located close to the A606 Melton Road which provides a quick and easy route to Nottingham city centre and subsequently the A52 Ring Road/A453/J24 M1 beyond. Public transport options by bus are plentiful with routes stopping near the property providing access to the city centre, train station and tram system.

## DESCRIPTION

Externally, the property provides a period Victorian, semi-detached office premises of stone and tile roof construction with car parking to the rear. Internally, there are three floors of office accommodation plus basement storage. The property retains a wealth of original and period features, including a feature hallway with staircase/tiled floor, ceiling roses, cornicing, fireplaces and wall panelling.

The owner has recently sympathetically refurbished much of the accommodation to provide high quality office space suitable for any business seeking to acquire a rare opportunity in West Bridgford. Alternatively, the property could be suitable for residential conversion to accommodate an apartment scheme or be returned to one large residence (subject to planning).

There is a parking area to the rear of the property for circa 6 cars, with additional non-permit on street parking located just outside on Millicent Road.

## TOWN & COUNTRY PLANNING

We understand the property has an established consent for use as offices falling within Class E(a) (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

## EPC

The property has an EPC rating of E-107.

## BUSINESS RATES

Charging Authority:	Rushcliffe Borough Council
Description:	Offices & Premises
Rateable Value:	£31,750
Period:	2024/25

## TENURE

The property will be sold freehold with vacant possession.

## PRICE

**Offers in the region of £775,000.**

## VAT

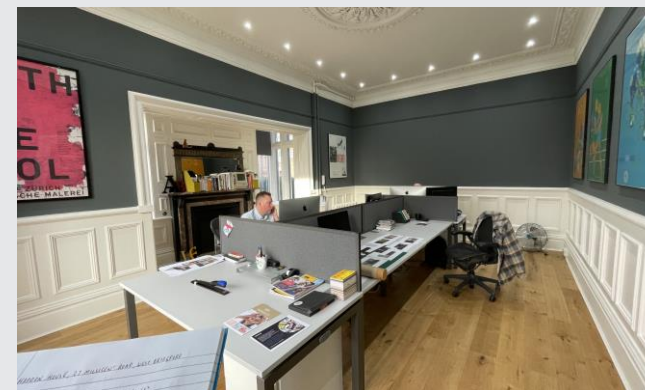
VAT is applicable to the purchase price.

## LEGAL COSTS

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

## OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful purchaser.



## ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
Ground Floor	87.16	938
First Floor	98.55	1,061
Second Floor	54.29	584
<b>TOTAL NIA</b>	<b>240.00</b>	<b>2,583</b>

Plus basement storage of 95.90 sq m (1,032 sq ft).

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

Haddon House, 27, Millicent Road, West Bridgford, NG2 7PZ



All measurements are approximate and for display purposes only