

INCENTIVES AVAILABLE - UP TO 6 MONTHS RENT FREE*



9 Weekday Cross, (Second Floor), Nottingham, Nottinghamshire NG1 2GB

Modern Office Accommodation

- **NIA: 2,365 sq ft (219.72 sq m)**
- **City Centre location with excellent transport links and amenities**
- **Fully refurbished to a modern specification ready for occupation**
- **Flexible lease terms available upon request**

For enquiries and viewings please contact:



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Location

Weekday Cross is situated on the edge of the Lace Market in the heart of Nottingham City Centre providing ready access to retail and leisure amenities. The property has excellent public transport links with the NET tram network and Nottingham Train Station all within easy walking distance of the property.

The railway station provides frequent services to London St Pancras (journey time 1 hour 40 minutes), as well as connections to local towns and cities such as Loughborough, Leicester and Derby. The NET tram network and bus routes run regular services in and around the city and to the surrounding suburbs. The property is also within walking distance of the Market Square, Victoria Centre and to be refurbished Intu Broadmarsh Shopping Centre.

Description

The subject premises comprise the 2nd floor of a traditional brick and slate built Lace Market property. The pedestrian entrance to the property is accessed from Weekday Cross via an alleyway. The main entrance leads into a communal stairwell and lift lobby leading to the second floor accommodation. The suite comprises a number of cellularised rooms off a modern entrance foyer, including a large office, meeting room, kitchen and WC's. To the front of the accommodation is the main open plan office accommodation, incorporating a manager's office, store room and two directors' offices of glass partitioning.

The accommodation provides the following specification:- suspended ceilings with LED lighting, central heating, part carpet/part laminated flooring, air-conditioning cooler, lift access, intruder alarm and intercom access.

Accommodation

	Sq M	Sq Ft
Second Floor	219.7	2,365
Total	219.7	2,365

Measurements are quoted on a Net Internal basis in accordance with the RICS Code of Measuring Practice, 6th Edition.

Planning

We understand the property benefits from planning consent for the following uses:

Class E (Commercial, Business and Services use).

Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries. The premises are located within the Lace Market Conservation Area and note that the property is Grade II Listed. The property may be suitable for alternative uses, subject to obtaining the requisite consents.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The premises are available to let on a new traditional lease on a full repairing and insuring term.

The long leasehold is also available to purchase, the property is held on a 125 year long lease dated the 17th of September 1999 at a rent of a peppercorn.

Business Rates

We understand from the Valuation Office Agency (VOA) website that the current Business Rates are split into two separate assessments:

Address: Front 2nd floor, 9 Weekday Cross

Description: Offices & Premises

Rateable Value: 2020: £15,000

Rates Payable 2020: £8,838 pa

Address: Rear 2nd floor, 9 Weekday Cross

Description: Offices & Premises

Rateable Value: 2020: £3,650

Rates Payable 2020: £1,792.15 pa

Parties may benefit from 100% small business rates relief, however it is advised all interested parties make their own enquiries of the Valuation Office Agency.

Price/Rent

The property is available to let at £25,000 per annum. The term of the lease is negotiable however a rent free period of 6 months is available for a 5 year term with no break clauses (*subject to covenant strength), please contact Innes England to discuss your requirements further. The property is available to purchase at £325,000 for the long leasehold.

Service Charge

A service charge will be payable in respect of maintenance and repair of the structure and common parts. Details of the current passing service charge is available from the agents.

VAT

All sums quoted exclusive of VAT if applicable.

Legal Costs

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

Viewings

Viewings are by appointment with sole agents Innes England.

Our Anti-Money Laundering Policy

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





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