



4 Derby Terrace, Nottingham, Nottinghamshire NG7 1ND

OFFICES

- ▶ **Rare Freehold Opportunity Close To The City Centre**
- ▶ **Gross Internal Area: 2,966 sq ft (275 sq m)**
- ▶ **Car Parking For 9 Vehicles**
- ▶ **Residential Re-Development Potential (STP)**

For enquiries and viewings please contact:



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Location

4 Derby Terrace is located to the North West of the Nottingham City Centre, situated on the Northern boundary of The Park conservation zone which is a well renowned residential area.

The premises fronts Derby Road (A6200) one of the main arterial routes for access to and from the city, and forms part of the A52 trunk road which connects to the M1 at Junction 25, approximately 6 miles west and J26 north-west via the A610.

In addition there are excellent public transport links which serve the property with regular bus services along Derby Road and the NET tram network within walking distance.

Description

The property comprises a five storey, Grade II listed period building (including an additional cellar). It is of rendered block and brick work construction with primarily single glazed sash windows throughout.

The main pedestrian entrance is via a raised staircase from Derby Road, with other entrances to the rear, off Western Terrace and the lower ground floor offers level access from Derby Road.

The property is configured to provide a mix of open plan and cellular offices with the following specification: - a mix of carpet or wooden laminate covered solid floors, strip lighting, electric heating, kitchenette and two wc's.

The property benefits from a rear car park with space for 6 vehicles and an additional 3 permit parking licenses.

Accommodation

	Sq M	Sq Ft
Lower Ground Floor	39	420
Ground Floor	37	398
First Floor	40	431
Second Floor	40	431
Third Floor	19	205
Total	175.1	1,885

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

Planning

The property is Grade II Listed and is situated within The Park Conservation Area.

We understand that the property has planning permission for its current use as offices under B1 (Business) under the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.

Tenure

Freehold.

Business Rates

The property has been split into 7 separate rating assessments, the rateable values are listed below:

Basement: £1,450
Rear Ground Floor: £900
Front Ground Floor: £1,825
Rear 1st Floor: £1,200
Front 1st Floor: £1,750
Rear 2nd Floor: £580
Front 2nd Floor: £1,650

Price

Price upon application

VAT

We have been informed that VAT will not be applicable to the sale.

Legal Costs

Each party is to bear 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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