



TO LET

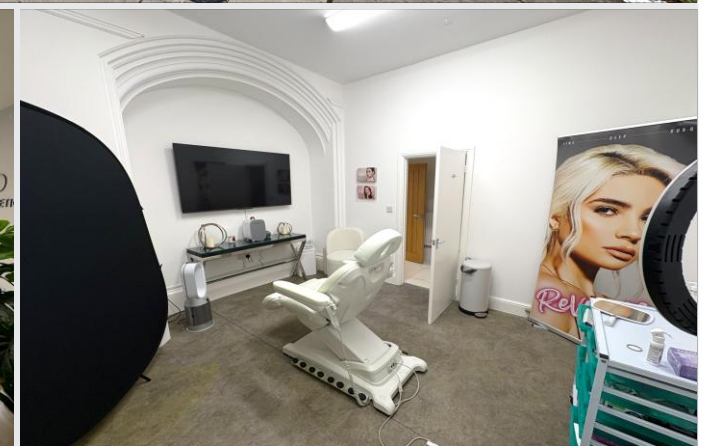
52 THE ROPEWALK

NOTTINGHAM NG1 5DW

110.9 sq m (1,193 sq ft)

Clinic space in the heart of Nottingham's professional quarter

- Clinical space finished to a high standard
- Prominent position in Nottingham's professional quarter
- Benefits from 4 clinic suites
- Parking available for 2 cars
- Great transport links and connectivity



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

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LOCATION

The Ropewalk is ideally situated in the heart of Nottingham's professional quarter, just a short walk from the city centre, Nottingham Trent University, and The Park Estate. The area benefits from excellent transport links, with easy access to the A52 and public transport routes, including Nottingham Train Station. The Ropewalk is a sought-after location, popular with legal, medical, and other professional occupiers, offering a prestigious address in a vibrant and well-connected part of the city.

DESCRIPTION

The property comprises a welcoming main reception area featuring modern LED lighting and stylish marble-effect tiled flooring, which continues through a generous hallway leading to three individual suites. Each suite benefits from distinctive character features, offering a blend of Period charm and contemporary finishes.

Additional amenities include two well-appointed W/Cs and a fitted kitchen, making the space both practical and attractive for a range of occupiers.

Parking available for 2 cars.

ACCOMMODATION

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

	SQ M	SQ FT
TOTAL NIA	110.9	1,193

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

SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

EPC

The property has an EPC rating of 71 falling within Band C.

TOWN & COUNTRY PLANNING

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

BUSINESS RATES

Charging Authority:	Nottingham City Council
Description:	Office and Premises
Rateable Value:	£16,750
Period:	2024/25

TENURE

The premises are available by way of a full repairing and insuring lease for a term of years to be agreed.

RENT

£20,000 per annum.

VAT

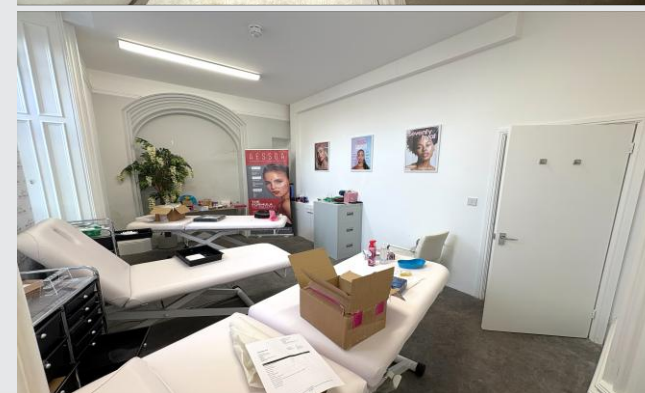
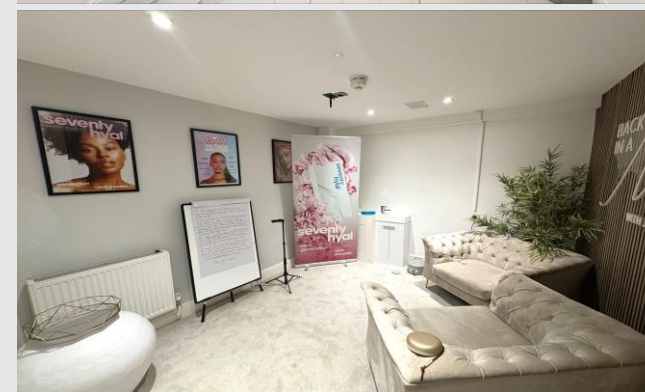
VAT will be applicable and charged at the prevailing rate.

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 tenant.



SUBJECT TO CONTRACT

Viewing: By prior appointment
with the sole agents.

ALICIA LEWIS

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.