

# 10-12 Clarendon Street

NOTTINGHAM | NG1 5HQ

Attractive freehold period office property with potential for conversion back to residential use.

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Attractive self-contained freehold office property comprising a pair of interconnected mid and end-terraced period buildings with forecourt car parking in an excellent professional location close to Nottingham Trent University with potential for conversion to residential use (STP).

## PROPOSAL

We are instructed to seek offers in excess of £325,000 plus VAT for our client's freehold interest in the property with vacant possession.

## SUMMARY

- Freehold
- Self-contained office property comprising a pair of attractive interconnected three-storey period buildings with forecourt car parking
- Accommodation over basement, ground, first and second floors
- Net internal floor area 1,871 sq ft (173.9 sq m) plus basement boiler room and toilets
- Excellent location close to the city centre characterised by professional offices and residential apartments, adjoining the main Nottingham Trent University campus
- Potential for alternative uses, subject to necessary planning consents



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## SITUATION & LOCATION

The property is situated in an excellent central position on the east side of Clarendon Street, between Chaucer Street and Talbot Street, in an established professional office location favoured by independent firms and the medical sector, and a short walk from the city centre's bars, restaurants and shops, being well-served by transport links.

Nottingham is located at the heart of the UK and is the recognised commercial and administrative capital of the East Midlands.

The city is located approximately 55 miles (88km) North East of Birmingham, 120 miles (193km) North of London and 70 miles (112 km) South East of Manchester.

Nottingham has excellent communication links and is approximately 8 miles east of junctions 24-26 of the M1 motorway.

Nottingham benefits from a recently expanded train station, tram infrastructure and improved motorway connections.



## DESCRIPTION & ACCOMMODATION

The property comprises a pair of attractive three storey buildings which have been partly extended to the rear at ground and first floor level and combined to create self-contained period offices, yet retaining twin staircases and rear fire escapes to provide potential for adaptation back to two independent units if required.

The interior accommodation is arranged largely on ground, first and second floor levels, with a compartmental basement and boiler room.

There are male and female toilets at ground floor level, together with a small kitchen and store room.

Internally, the property is currently arranged with ground floor reception/ office and separate meeting room, and a further 7 individual offices on the two upper floors, plus additional storage and IT rooms.

Heating is provided by gas-fired central heating (not tested).

To the outside, the property has forecourt car parking for approximately 6 cars (double-parked) and to the rear a steel fire escape extending from second floor level.

The property currently provides the following accommodation measured on a net internal basis:

DESCRIPTION	USE	SQ M	SQ FT
Basement	Storage	7.6	82
	Boiler Room		
Ground Floor	Reception/ Offices	40.0	430
	Store	8.3	89
	Kitchen	2.5	27
	Toilets		
First Floor	Offices	57.2	615
	IT room	7.4	80
Second Floor	Offices	46.5	501
	Store	4.4	47
<b>TOTAL</b>		<b>173.9</b>	<b>1,871</b>

Floor Plans of the property, for illustration purposes only, are available from the sole agents on request.



## CONTACT

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### MISREPRESENTATIONS ACT 1967 & DECLARATION

Tim Harries & Partners LLP for themselves and for the vendors of this property whose agents they are given notice that a) the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them; c) no person in the employment of Tim Harries & Partners LLP has any authority to make or give any representation or warranty.

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## PLANNING

It is understood that the property is situated within The Clarendon Street Conservation Area, and is included within a group of two terraces on the east side of Clarendon Street which are Grade II Listed.

Enquires of Nottingham City Council indicate that planning consent was granted many years ago to extend the property to the rear at ground floor level, and in 1995 a further consent was granted to further extend at first floor level (95/00440/PFUL3). A number of buildings located on Clarendon Street, to the west side in particular, have been converted to residential use in recent years, including for both the private rental and student-let markets.

## BUSINESS RATES

According to the VOA website, the property is currently assessed as a single hereditament with a rateable value of £18,000.

## TENURE

Freehold with vacant possession.

## VAT

We are advised that the property has been elected for VAT, and therefore VAT will be payable on the purchase price.

## EPC

A copy of the EPC certificate is available on request.