

**SUPERB PERIOD MULTI-USE "E" CLASS SPACE – TO LET**

**19 Regent Street  
Nottingham City Centre**

SAT NAV REF:

**NG1 5BS**

- Established professional location and close to Nottingham Playhouse
- Period Offices on Basement, Ground, First and Second floors
- Total Floor area - 348 sq m (3,750 sq ft)
- Rear car park accessed off Oxford Street with metered on street parking to Regent Street
- **To Let on new contracted out lease**
- **Rent – £29,500 pax**

**TEL: 0115 986 3555**



the mark of  
property  
professionalism  
worldwide

### NOTICE

**New West Limited for themselves, and where applicable their joint agent(s), and for the vendor/landlord/client of this property whose agents they are, give notice that:**

- A. These particulars have been prepared in all good faith to give a general overall guide only and do not constitute any part of an offer or contract.
- B. All statements in these particulars are believed to be correct but any intending purchasers/tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise of the correctness of each of the statements contained in these particulars.
- C. The vendor/landlord/client does not make or give and neither New West Limited nor any person in their employment, and where applicable their joint agent(s), has any authority to make or give any representation or warranty, whether oral or written, about, or in relation to, the property or sale/letting whether in these particulars or otherwise.
- D. Therefore any information supplied by New West Limited or any person in their employment either in these particulars or otherwise is given entirely without responsibility. Interested parties are thus asked to write to the clients' solicitors should they require any representation or warranty in respect of the property.
- E. Descriptions of the property are subjective and used in good faith as an opinion and NOT as a statement of fact. Interested parties are asked to make further specific enquiries to ensure that the descriptions match expectations you may have of the property.
- F. No responsibility can be accepted for any loss or expenses incurred in viewing and interested parties are asked to check availability prior to travel.
- G. 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, appliances, equipment or facilities are in good working order. Purchasers/tenants must satisfy themselves by inspection or otherwise.
- H. The photograph(s) illustrate only certain parts of the property. It should NOT be assumed that any contents, furnishings/furniture etc., photographed are included in the sale. It should NOT be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Please ask for further information if required and you are advised to inspect the premises.
- I. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase/letting, purchasers/tenants must rely on their own enquiries or those which can be performed by their appointed advisers.
- J. It should NOT be assumed that the property has all necessary planning, building regulation or other consents.
- K. Where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers/tenants should, however, make their enquiries into such matters prior to purchase/letting.
- L. All prices, rentals and service charges are quoted exclusive of VAT and interested parties are asked to take independent advice.

TEL: **0115 986 3555**



the mark of  
property  
professionalism  
worldwide

## **LOCATION**

The premises are located fronting Regent Street, in one of Nottinghams premier professional office and consulting room locations.

The property benefits from ample on street metered car parking, together with self-contained rear yard parking for 4 plus cars, accessed off Oxford Street. Other car parking facilities are available with multi storey car parks available off Park Row and St James Street.

The premises are adjacent to Consult Healthcare, Nottingham Heart Clinic, East Midlands Orthodontics, Harris Lamb and Graham Brown Chartered Architects. Chartered Accountants with Geo. Hallam Surveyors and Brady Solicitors opposite.

## **DESCRIPTION**

The premises comprise an extensive period property with feature elevations and railings. The space is set over 3 floors plus basement storage.

The premises benefit from an accessible ramped front access. There is gas fired central heating (not tested).

## **ACCOMMODATION**

The accommodation can be more fully described as follows:

Basement	79 sq m ( 850 sq ft)
Ground Floor	85 sq m ( 915 sq ft)
First Floor	93 sq m (1,001 sq ft)
Second Floor	91 sq m ( 980 sq ft)

**Total 348 sq m (3,750 sq ft)**

Outside – Rear car park for 4 cars (potentially more if tandem parked).

## **TENURE**

A new contracted out lease of the whole on terms to be agreed. The landlords are not looking to let on a floor-by-floor basis. The freehold is not available.

## **RENTAL**

£29,500 pax

## **RATING ASSESSMENT**

We are verbally advised by the VOA as follows:

## **Rateable Value (2023) £36,500**

Applicants are advised to make their own enquiries with the Valuation Office Agency and no warranty given by the landlords or New West.

## **PLANNING**

The premises are situated within the Wellington Circus Conservation Area and are Grade II Listed. The premises were last used as offices under the old B1(a) (Offices) Planning Class which is now part of the wider E Class uses (September 2020). Alternative uses would be actively considered, including medical, clinic, consulting rooms and the like under the former D1 use plus other E class type uses.

Neither the landlords nor New West Ltd give any warranty as to the Planning status and interested parties should contact Nottingham City Council Planning Department 0115 915 5555

## **LEGAL FEES**

The incoming tenant to be responsible for the landlords' legal costs incurred in the transaction together with any Stamp Duty or VAT thereon.

## **VAT**

VAT will not be charged on the rental however the position regarding VAT is reserved at all times.

## **COMMERCIAL ENERGY PERFORMANCE CERTIFICATE**

The premises are assessed as D98. Certificate reference no: 1525-9340-7827-6451-1781. Copies of the EPC and Recommendation Report are available to applicants upon request.

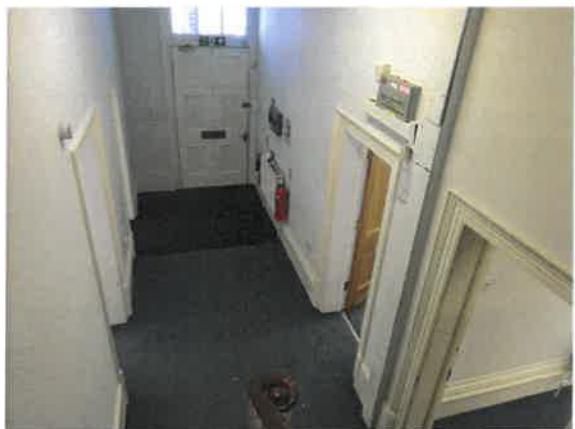
## **ANTI-MONEY LAUNDERING REGULATIONS**

In accordance with the Money Laundering Regulations, two forms of ID, references and confirmation of the source of funding will be required from the successful tenant.

## **VIEWING**

Viewing strictly by appointment through the sole agents: **New West, 17 The Triangle, NG2 Business Park, Nottingham, NG2 1AE. Telephone: 0115 9863555 or 07771 754384**

**PNW/1809/5.23**





# Energy performance certificate (EPC)

19, Regent Street  
NOTTINGHAM  
NG1 5BS

Energy rating

D

Valid until: 13 February 2032

Certificate number: 1525-9340-7827-6451-1781

Property type

B1 Offices and Workshop businesses

Total floor area

431 square metres

## Rules on letting this property

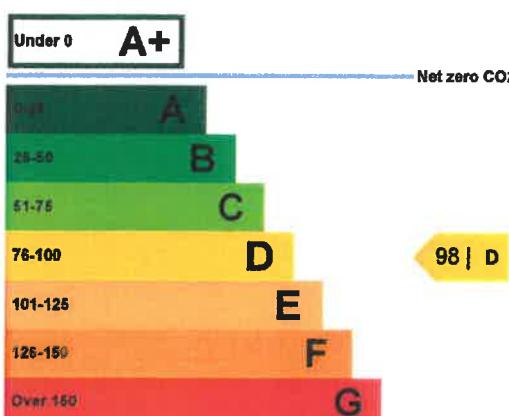
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

## Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

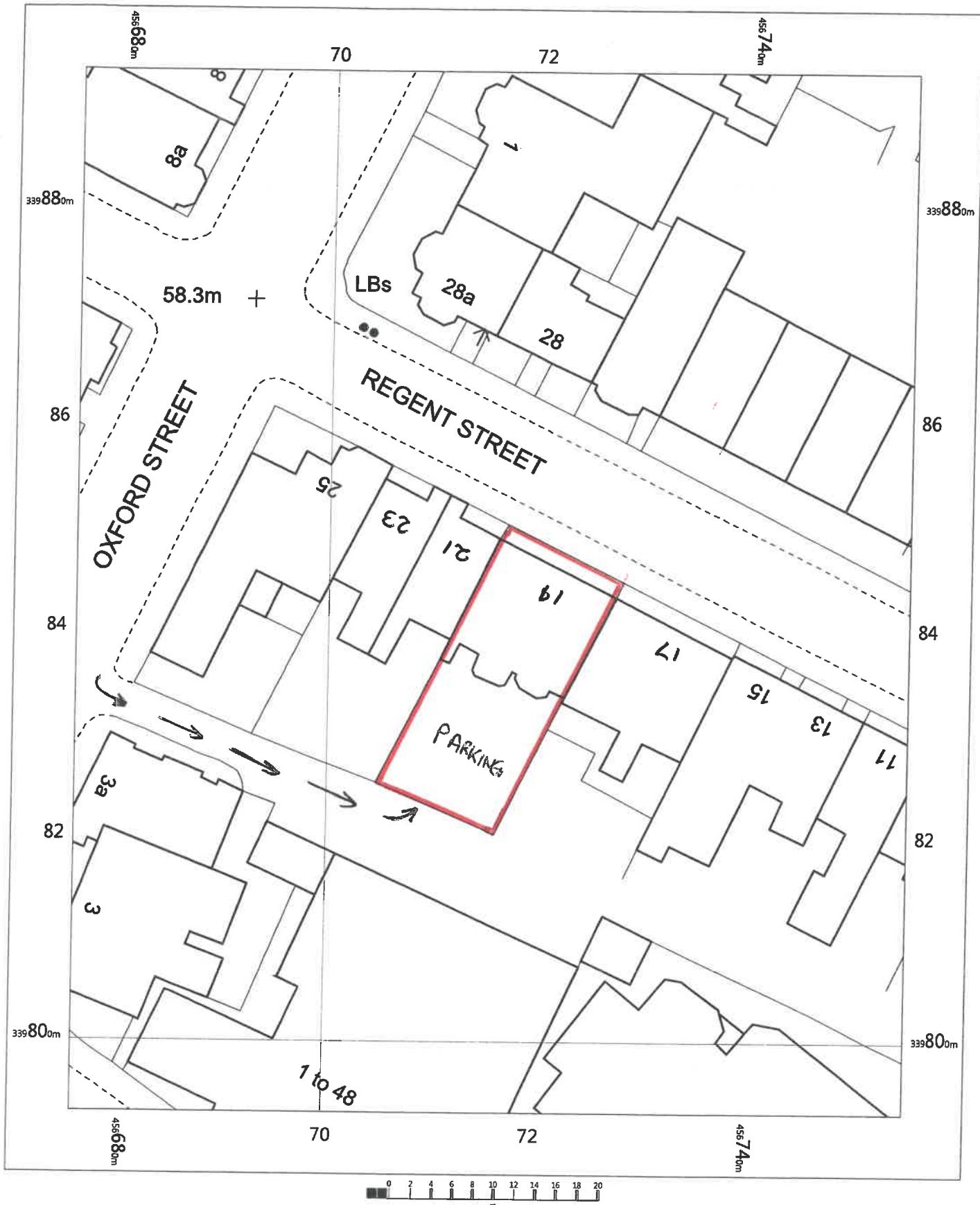
If newly built

29 | B

If typical of the existing stock

86 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).



19 Regent Street  
Nottingham  
NG1 5BS

OS MasterMap 1250/2500/10000 scale  
Wednesday, May 20, 2020, ID: JEW-00877314  
[maps.johnwright.com](http://maps.johnwright.com)

1:500 scale print at A4, Centre: 456716 E, 339843 N

©Crown Copyright Ordnance Survey. Licence no. 100025568



**johnwright**

[maps@johnwright.com](mailto:maps@johnwright.com)  
tel: 0115 950 6633