

TO LET

**7 CLARENDON STREET
NOTTINGHAM**



**SELF-CONTAINED CITY CENTRE BUILDING
NIA: 1,700 SQ FT (157.9 SQ M)**

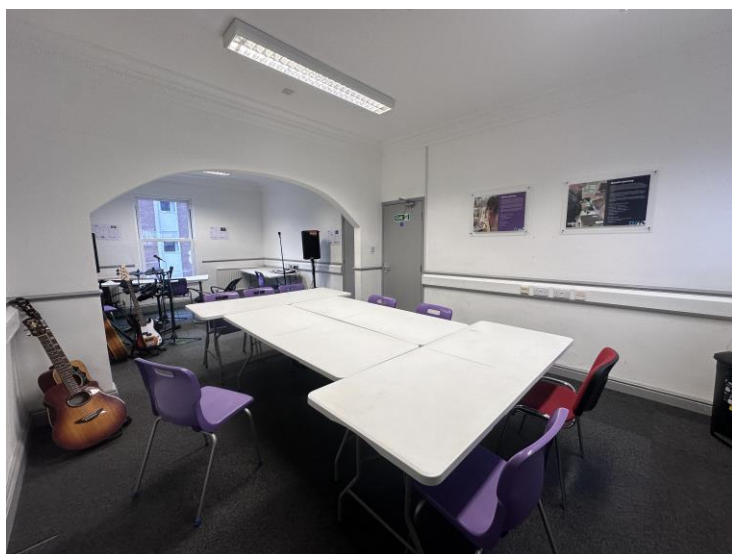
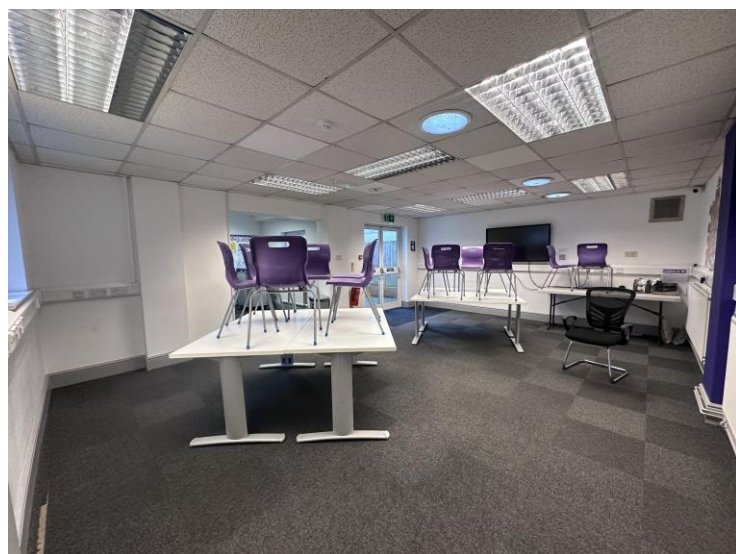
**SELF- CONTAINED TWO STOREY BUILDING
ON SITE CAR PARKING FOR UP TO 4/5 VEHICLES
EXISTING CLASS E CONSENT
MIX OF OPEN PLAN AND CELLULAR ACCOMMODATION
MOST RECENTLY USED AS AN EDUCATION FACILITY
AVAILABLE FROM SEPTEMBER 2025**

SAT NAV: NG1 5HS

Property Particulars

**Geo
Hallam &
Sons**

0115 958 0301
www.geohallam.co.uk



LOCATION

The premises occupy a prominent position on Clarendon Street between its junctions with Talbot Street and Wollaton Street in the heart of Nottingham City Centre.

The location therefore offers all of the amenities conferred with a town centre location including excellent public transport links and the leisure amenities offered by Nottingham city centre.

DESCRIPTION

The property is brick built with a rendered finish beneath a pitched and tiled roof with the original bay windows remaining in situ.

Internally, the property is currently arranged to provide a combination of open plan and cellular offices with a reception and associated kitchen and wc facilities.

The premises provide the following specification:

- Carpeting throughout
- Florescent strip lighting
- Perimeter power and data points
- Ground floor kitchenette
- DDA compliant access to side of building
- Ground floor disabled WC
- Male and female WC's to the first floor
- Painted and plastered walls
- Wooden framed single glazing throughout
- Gas fired central heating

There is a dedicated car park to the front of the premises accessed off Clarendon Street which can accommodate up to 4/5 vehicles.

ACCOMMODATION

Description	sq ft	sq m
Ground Floor	1,162	108
First Floor	537	49.9
Total	1,699	157.9

Measurements are quoted on a Net Internal Area basis in accordance with the IPMS. All parties are advised to carry out their own measurements.

TERMS

The property is available on a new fully repairing and insuring lease for a term of years to be agreed.

QUOTING RENT

The premises are available at a quoting rental of:

£22,500 per annum exclusive

BUSINESS RATES

From enquiries made of the Valuation Office Agency website it has been established that the property is assessed as follows:

Local Authority:	Nottingham City Council
Description:	Therapy Centre & Premises
Rateable Value:	£22,750

PLANNING

From our enquiries of Nottingham City Council we understand that the property has the benefit of planning consent for use under Class E (Business).

Alternative uses may be permitted, however, interested parties are advised to make their own enquiries of Nottingham City Council's Planning Department.

VAT

All sums are quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

A new EPC has been requested.

LEGAL COSTS

Each party will be responsible for their own legal fees involved in the transaction.

OUR ANTI-MONEY LAUNDERING POLICY

Any offers accepted will be subject to completing AML checks

VIEWING

Strictly by appointment with the sole agent Geo. Hallam & Sons:

Contact: Giles Davis
Email: giles@geohallam.co.uk
Direct Tel: 01159 580 301

May 2025

Geo

Hallam &
Sons

0115 958 0301
www.geohallam.co.uk

Chartered Surveyors

24 Regent Street
Nottingham
NG1 5BQ

Tel : 0115 958 0301
Fax : 0115 950 3108

Property Particulars

MISREPRESENTATION ACT: Geo Hallam & Sons for themselves and for the Vendors or lessors of this property whose agents they are give notice that: **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract. **2)** All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. **3)** No person in the employment of Geo Hallam & Sons has any authority to give any representation or warranty whatsoever in relation to this property.