



Nottingham Park Clinic
36 Regent Street, Nottingham, NG1 5BT



Office, Clinic & Healthcare Investment

Size 2,942 sq ft (273.53 sq m)

- High Quality Period Property
- Prominent Position in Established Professional Location
- 100% occupancy – consistently high with some long term tenants
- Freehold interest subject to the tenancies in place
- **FOR SALE**

Office, Clinic & Healthcare Investment – FOR SALE

Size 2,942 sq ft (273.53 sq m)

Location

Nottingham Park Clinic is located within the established and traditional professional quarter in Nottingham. The building holds a prominent position at the junction of Regent Street and The Ropewalk on the Western fringe of Nottingham City Centre.

The building is a short walk from the City Centre (5 mins) to benefit from the retail, leisure, food and beverage offering along with all the public transport connections by bus, NET and rail. By road the property benefits from multiple convenient routes to the outer ring road (A52, A609 and A610) and national motorway network via the M1 at junctions 24 – 26. On-street parking is available by meter within the vicinity of the property.

Description

The property dates back to the late 1800's, built of traditional materials and represents a stunning and well maintained building from its era.

Many of the original characteristics still feature within the property such as ornate plasterwork, high-ceilings, sash windows, fire-places and exposed wooden floors.

The accommodation is cellular in layout providing a series of rooms of varying sizes from a lower-basement level through to a third upper floor accessed via a central staircase with attractive lighting and cosmetic finishes throughout to reflect a professional environment.

The core space is serviced by a ground floor staffed reception area, WCs, kitchenette and shower room.

The property benefits from visitor parking to the front for 3-4 cars and a walled staff car park to the rear (accessed from College Street) which holds 10 spaces.

Planning Background

July 2005 (now lapsed) – application for 2-storey extension to the rear of the property above the car park.

October 2006 – application for change of use from traditional B1(offices) to D1 (medical/cosmetic clinic).

The property is not listed but is within a conservation area.

Accommodation

The building comprises the following accommodation:

Accommodation	Sq.m.	Sq.ft.
Lower Ground Floor	66.68	718
Ground Floor	72.43	780
First Floor	72.13	776
Second Floor	62.09	668
Total	273.53	2,942

The areas above are based upon the Net Internal Area of the property to include kitchen areas and the reception.

EPC Rating

The property has an EPC Rating of C – 68, expires April 2032.

Title information

The freehold interest in the property is For Sale, subject to the existing sub-tenancies (schedule available on request). In it's current structure there is a headlease in place expiring 31/01/2029 to the management company paying £34,750. The Net Rental Income is c.£57,536 p.a. after the head-lease rent and outgoings have been paid. Acquisition of the freehold can eliminate the outgoing of the headlease rent, the two figures combining for the true net income.

Land registry title NT22309.

Terms

Offers are invited in the region of £850,000.

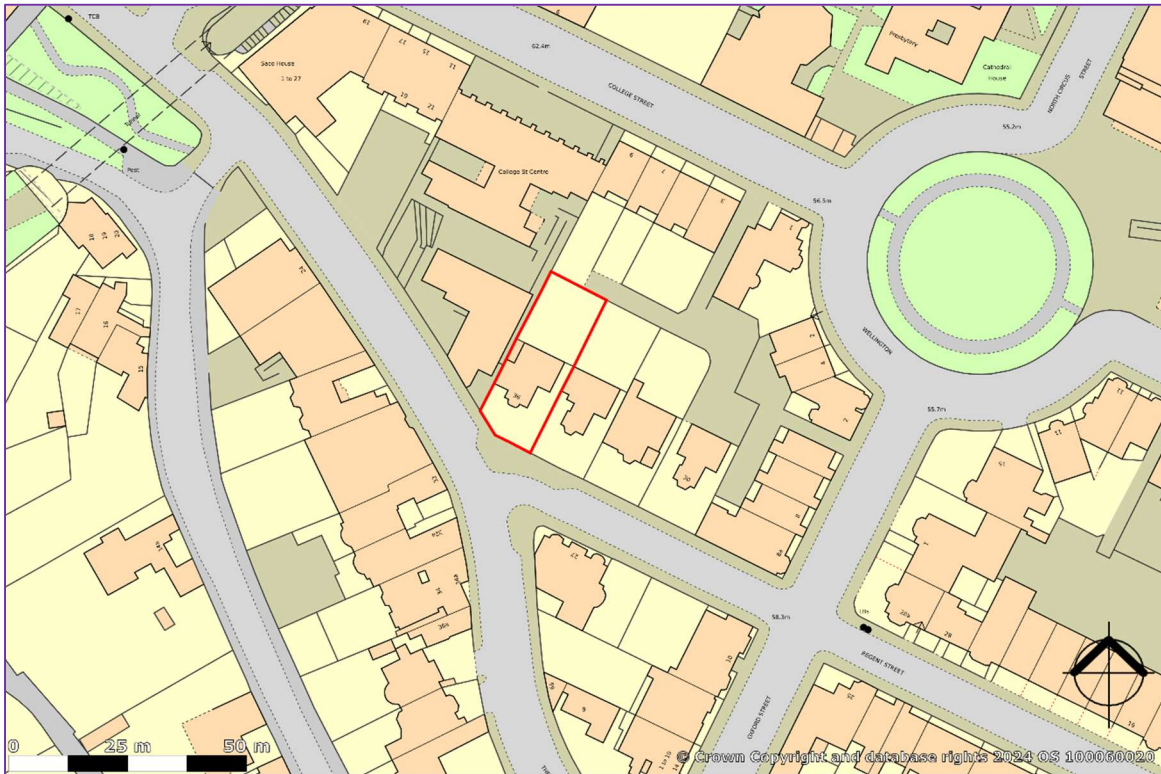
The SPV in ownership of the property can be acquired.

Anti-Money Laundering Compliance

Successful bidders will be required to provide the necessary identification documents to satisfy HMRC and AML compliance.

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Further Information & Viewings

All enquiries through the sole agents

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July 2026