

FOR SALE CHARACTER OFFICE INVESTMENT

OFFICE SUITE 1, CAVENDISH HOUSE

44 The Ropewalk, Nottingham, NG1 5DW



Key Highlights

- Single let office investment located in Nottingham's Professional Quarter.
- Prime location on The Ropewalk.
- Self-contained suite extending to 1,409 sq ft (131 sq m)
- 6 car parking spaces.
- Let to a strong local covenant on a 5 year lease.
- Offers are invited in the region of £360,000 for the long leasehold interest, subject to contract and exclusive of VAT.

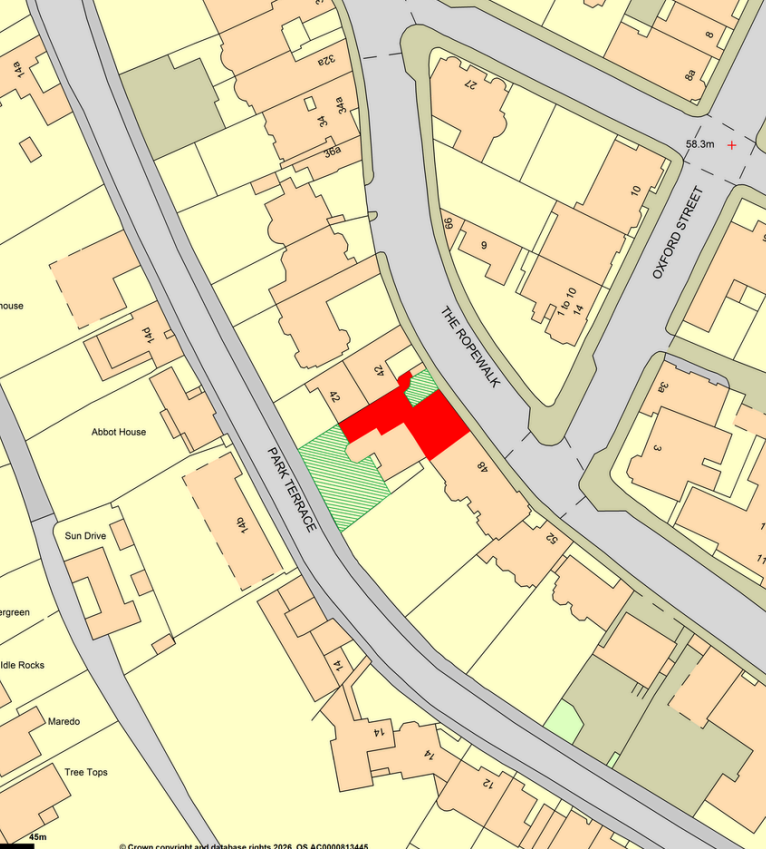


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Cubo, Standard Court, Park Row,
Nottingham, NG1 6GN

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*for indicative purposes only

Awaiting Landlord's approval of minor alteration to Land Registry plan to remove part of existing cellar.

LOCATION

Nottingham is the principal city in the East Midlands and benefits from a £9 billion economy. The city is located approximately 128 miles north of London, 45 miles north-east of Birmingham, and 28 miles north of Leicester.

Nottingham Train Station provides regular services to London St Pancras (1 hour 40 minutes), Birmingham (1 hour 14 minutes), and Leicester (27 minutes).

East Midlands Airport is situated 11 miles south-west of the city, providing direct flights to destinations throughout the UK and Europe.

SITUATION

The property is situated within Nottingham's traditional Professional Office district on the western edge of the city centre, within walking distance of the Old Market Square. The property enjoys a prominent position on The Ropewalk, close to its junction with Oxford Street. The property lies within the Park Conservation Area, with vehicular access to the rear car park via Park Terrace.

DESCRIPTION

The property comprises a self-contained ground-floor office suite within Cavendish House, an elegant self-contained three storey office building situated in one of Nottingham's most prestigious locations, nestled between The Park Estate and within the traditional Professional Office Quarter of the city centre.

Cavendish House is a mixed office/residential building that was converted approximately 20 years ago to provide high class office and residential accommodation.

The office suite is accessed from The Ropewalk via a private paved courtyard and comprises a series of offices, meeting rooms, stores, with ancillary kitchen and toilet accommodation all on one level. In addition, there is a small basement storage area.

The property offers attractive office accommodation finished to a good standard to include plastered ceilings with spotlights and strip lighting, carpeted floors, data points, well-fitted kitchen and toilets, and gas-fired central heating throughout.

To the rear of the main open-plan office is an external staircase giving access to the rear enclosed car park, with the right to use 6 car parking spaces and the opportunity for more spaces off-site with permit parking in The Park.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th edition) on a Net Internal basis and for guidance purposes only.

FLOOR AREA	SQ FT	SQ M
Main Office	565	54.48
Side Office	46	4.23
Store	80	7.42
Reception	235	21.87
Office	112	10.40
Office	152	14.10
Store	52	4.86
Informal Meeting Area	81	7.55
Staff/Kitchen	86	8.03
TOTAL	1,409	130.94

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VAT

The property is elected for VAT and it is intended that the sale will be treated as a transfer of a going concern (TOGC).

RENTCHARGE

A Rentcharge (Park Rates) is payable for the upkeep of the common areas (Park Terrace). Further information available upon request.

EPC

D92

TENURE

Long Leasehold - 999 years from 01/01/2006, subject to a current ground rent of £250 per annum.

OCCUPATIONAL LEASE

Fully let on a single lease to CBP Architects Limited (part of Darling Associates) for a term of 5 years from 10 December 2025, with a tenant break option at the end of the 3rd year, at a current passing rent of £30,000 per annum.

COVENANT

CBP Architects Limited were established in 2003 and specialise in master planning, interior design, and construction management. The tenant has been in occupation of the property since its incorporation in 2003.

CBP Architects were acquired by Darling Associates at the end of 2025.

CBP Architects have a D&B rating of B2 and an INCANS Tenant Global Score of 90/100 and a BBB+ bond rating. The company is deemed to be at 'medium to low' risk of default and with a net worth stated to be £2,477,450, as at April 2025.

PROPOSAL

We are instructed to seek offers in the region of £360,000 for the long leasehold interest, subject to the occupational lease. A purchase at this level reflects a 8.05% net initial yield, after allowing for standard purchasers' costs of 3.50%.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required prior to any offer being accepted.

VIEWINGS AND FURTHER INFORMATION

Viewings are strictly by appointment only with the Sole Agent, Savills.

CONTACTS

For further information please contact:

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