

Refurbished first floor offices

49.73 sq m (535 sq ft)

19a High Street, Arnold, Nottingham NG5 7DE

To Let



- Prime location
- Parking to the rear
- No business rates payable *
- Incentives available



First floor offices

19a High Street, Arnold, Nottingham NG5 7DE

Location

Arnold is a market town and suburb of Nottingham located approximately 4 miles north east of the city centre.

The subject premises is situated in a prominent position on High Street in Arnold. High Street is located in close proximity to the pedestrianised centre of Arnold which has a range of local national and independent retails along with a variety of bars and restaurants.

The Property

The subject premises comprise a self-contained first floor office above a ground floor retail unit occupied by Adams Opticians.

It comprises an open plan main office area with two smaller rooms, a kitchen and WC facilities.

Heating is provided by wall mounted storage heaters.

Externally, there is parking for 2 vehicles with some visitor parking to the rear of the premises.

Accommodation

The property has the following approximate net internal floor area, measured in accordance with the RICS Code of Measuring Practice:-

First floor: 49.73 sq m (535 sq ft)

EPC

The property has an Energy Performance Rating within Band 'E', a copy of which can be made available by contacting the sole marketing agents.

Services

The property is connected to mains electricity and water, however we can provide no warranty with regard to the capacity or connectivity. Heating is provided via electric storage heaters.

Town & Country Planning

The premises have consent for use as an office within Class B1 (Offices) of the Town & Country Planning (Use Classes) Order 1987.

Rates

Charging Authority:	Gedling Borough Council
Description:	Offices & Premises
Rateable Value:	£4,350
UBR:	0.491
Period:	2019/2020

* If the suite is a business' sole commercial premises, they will qualify for 100% relief from business rates.

Terms

The suite is available on an internal repairing lease.

Rent

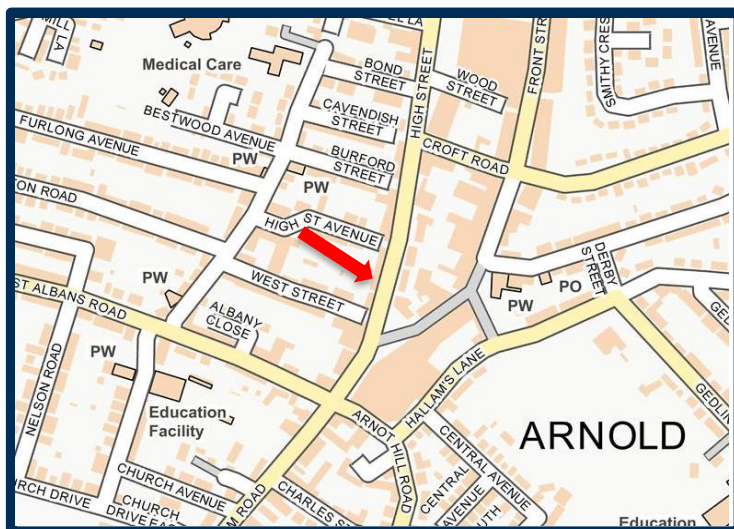
£7,500 per annum exclusive.

VAT

There is currently no VAT election on this property.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the transactions.



Viewing

Strictly by prior appointment
with the sole agents.

Suzannah Adcock

T: 0115 989 7092

E: suzannah@ng-cs.com

Property Misdescriptions Act: 1. Statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agents, the Vendor or Lessor. They are made subject to contract and form no part of any contract or warranty. 2. Particulars are prepared in good faith, to give a fair overall view of the property. If anything is particularly relevant to your interest, ask for further information. These particulars are believed to be correct; accuracy is not guaranteed. 3. The particulars are not a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. Information on services is based on information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to purchase. 4. Photographs depict only certain parts of the property; it should not be assumed that any contents or furnishings, furniture etc in the photograph/s are included within the sale. 5. Dimensions, distances and floor areas are approximate. Plan areas and measurements are based on Ordnance Survey Group Plans and there may be some discrepancy with Title Deeds. These are given as a guide only. Purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective. 7. Information on Town & Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. 8. Plans contained within these particulars have been reproduced by permission of Emapsite/Ordnance Survey, are not to scale and are for identification purposes only.

SUBJECT TO CONTRACT

Ref: SA/SFT/ 05.07.19