



TO LET

PROMINENT RETAIL UNIT

734 Sq Ft (68.19 Sq M)

◆ A5 planning ◆ Good location ◆ High footfall



42, Derby Road
Stapleford, NG9 7AA

LOCATION

Situated in the town centre of Stapleford, which lies equidistant between Nottingham and Derby and offers a variety of national and independent retailers and local services.

DESCRIPTION

The property forms part of a purpose built parade of shops with nearby occupiers including Greggs and Peak Pharmacy. The vacant unit comprises a ground floor sales area with additional accommodation on the first floor suitable for office, staff and w/c facilities. To the rear is a communal service yard and loading area.

ACCOMMODATION

Measured in accordance with the RICS Code of Measuring Practice (6th Edn) the property provides the following approximate Net Internal Areas:

Ground floor - 734 sq ft
First floor - 142 sq ft

RATES

Shop and Premises

Rateable Value:	£9,800
Rates Payable (2019/2020):	0

For viewing arrangements or to obtain further information please contact:

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TERMS

The unit is available by way of a new effectively full repairing and insuring lease for a term to be negotiated and agreed at a commencing rental of £10,895 per annum exclusive of VAT, business rates, service charge, utility costs, insurance and any other outgoings.

EPC

The property has an Energy Performance Asset rating of D. Further information is available.

VAT

The property is elected for VAT.

PLANNING

The unit has A5 planning use class.

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