



57A Main Street
Kimberley
Nottingham
NG16 2NG

£8,000
per annum exclusive

RETAIL UNIT – AVAILABLE BY WAY OF ASSIGNMENT

42 m² (458 ft²)

Approximate Net Internal Floor Area

TO LET

FEATURES INCLUDE....

SELF-CONTAINED RETAIL UNIT / OPPOSITE SAINSBURY'S SUPERMARKET & CAR PARK / PARKING TO THE REAR

Location

The subject property is situated with a frontage to Main Street within the heart of Kimberley Town Centre. The property is within a small terrace of properties in an elevated position being opposite Sainsbury's Supermarket and car park.

Kimberley is a popular suburb of Nottingham City Centre, which lies approximately 5 miles to the south west of the subject property via the main A610.

The property also has good communication links with Junction 26 of the M1 Motorway, which is situated approximately 2 miles distance to the south west.

Description

The former beauty salon comprises a main retail area with kitchenette and WC facilities.

Rear access is also available to the property where there is a tenant's only car park.



Map View

Plan View

Accommodation

Ground Floor 42 m²
458 ft²

Approximate Net Internal Floor Area

Planning

We understand that the property has planning consent for use as A1 (Retail).

Business Rates

2017 Rateable Value £5,500

Rent

£8,000 per annum exclusive.

Terms

The unit is available by way Assignment of a 10 year Lease on the following Terms:

1. Upward only Rent Review at the fifth anniversary of the Term
2. Break Option at the third anniversary of the Term.

VAT

VAT will not be payable on the rent which should be confirmed by appointed solicitors.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

Energy Efficiency Rating

A copy of the Energy Performance Certificate is available upon request.

Services

We understand that mains electricity, water and drainage are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

Viewing

Strictly by prior appointment through the sole letting agents, Musson Liggins.