

On the Instruction of Barclays Bank

LEASEHOLD AVAILABLE

SOUTHWELL, 5-7 Westgate, NG25 0JN



Location

The property is situated within the affluent town of Southwell, which lies approximately 14 miles north east of Nottingham City Centre.

Southwell has a population of circa 7,500, but is also a popular tourist location.

The property is located on Westgate a short distance to the south of the prime retail pitch of King Street. Nearby occupiers include **Lloyds Pharmacy** and **Boots**.

Key Features

- LEASEHOLD AVAILABLE
- A1, A2, A3 or B1 USE SUBJECT TO PLANNING

Viewing

By appointment via this office:

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Description

The available space comprises basement and ground floor providing the following net approximate areas:

Accommodation

Ground Floor	50.96 sq m	548 sq ft
Basement	31.84 sq m	343 sq ft
Total	82.80 sq m	891 sq ft

Terms

The premises are available by way of an assignment of the existing lease expiring 22 February 2022. Alternatively, the premises are available by way of a sub-lease on terms to be negotiated.

Rent

A passing rent of £8,000 per annum exclusive.

Rates

We are verbally informed by the local rating authority that the current Rateable Value is £8,700 with rates payable of £4,176. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

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Not to scale

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