





## Ground Floor Retail Shop

16 Gordon Road, West Bridgford, Nottingham,  
NG2 5LN

### Location

The property is prominently positioned on Gordon Road which forms part of the established retail core of the affluent town of West Bridgford. Neighbouring occupiers comprise predominantly well established local retailers.

### The Property

The subject premises comprise a self-contained ground floor lock-up shop having a well proportioned sales area with slat board walling and a suspended ceiling incorporating recessed LED light panels.

To the rear is a cloakroom and kitchen whilst a domestic garage situated at the rear of the property provides an additional storage area.

To the rear of the property there is allocated parking for 1 vehicle.

### Accommodation

The property has been referenced on a net internal basis and the following floor areas calculated:-

Sales area:	31.7 sq m	(341 sq ft)
Stores:	7.0 sq m	( 75 sq ft)
Garage:	18.7 sq m	(201 sq ft)

### Town & Country Planning

The property has consent for uses as a retail shop within Class A1 of the Town & Country Planning (Use Classes) Order 1987.

### Services

The shop is provided with mains electricity and water.

### Rates

<b>Charging Authority:</b>	Rushcliffe Borough Council
<b>Description:</b>	Shop & premises
<b>Rateable Value:</b>	£10,750
<b>Period:</b>	2017/2018

If the subject property is the occupiers sole business premises they should qualify for a total exemption from paying business rates.

### Terms

The property is available by way of a new internal repairing lease, the length of which is open to negotiation but would incorporate 3 yearly upward only rent reviews.

In addition, there would be a contribution towards any external repairs or works undertaken to the structure of the premises.

### Rent

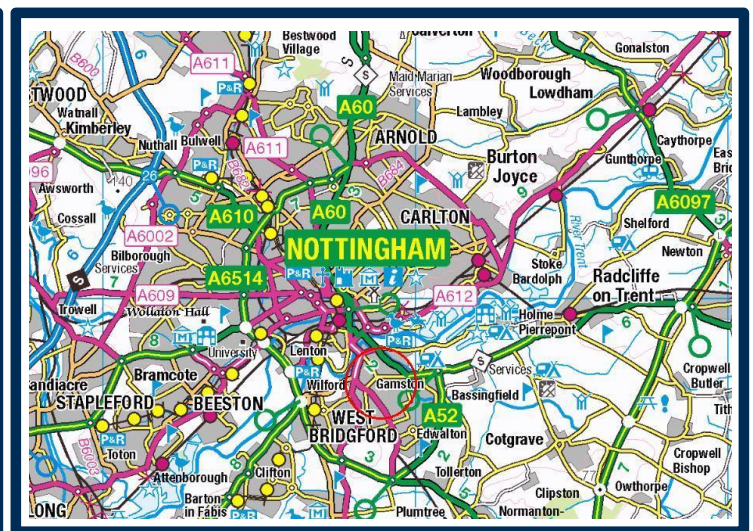
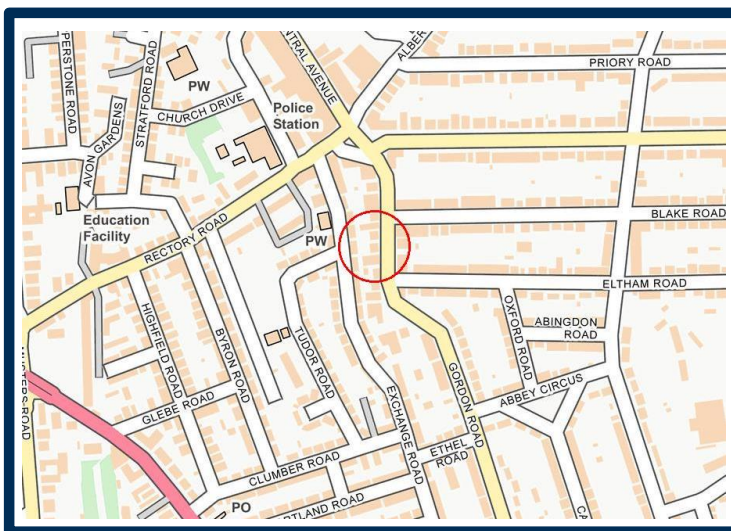
**£19,500 per annum.**

### VAT

The property does not have a VAT election.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.



### Viewing

Strictly by prior appointment  
with the sole agents.

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**SUBJECT TO CONTRACT**

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