

TO LET

**19/21 MAIN STREET
KEYWORTH
NOTTINGHAMSHIRE**



**SERVICED OFFICE SUITE
NIA: 198 - 744 SQ FT (18 - 69 SQ M)**

**FLEXIBLE TERMS AVAILABLE
LAID OUT OVER THE GROUND AND FIRST FLOOR
POPULAR SOUTH OF NOTTINGHAM VILLAGE LOCATION
GOOD ACCESS TO NOTTINGHAM & SOUTH OF COUNTY
CAPABLE OF SUB-DIVISION**

SAT NAV: NG12 5AA

Property Particulars

**Geo
Hallam &
Sons**

**0115 958 0301
www.geohallam.co.uk**

LOCATION

The premises are situated on Main Street in the heart of Keyworth Village Centre opposite the Post Office.

Keyworth is a popular dormitory village lying approximately 8 miles south east of Nottingham and the location benefits from good access to Nottingham's outer ring road and the south of the county via the A606 and A60, together with Junction 21 M1 via the A606 and A46.

DESCRIPTION

The property comprises a three storey detached building with a rear extension of brick construction under a pitched tiled roof. The available office is located on the right hand side of the ground floor within this multi let building, and benefits from the following specification:

- Carpeting throughout
- Painted and plastered walls
- Fluorescent strip lighting
- Electric storage heaters
- Dedicated WC
- Dedicated kitchenette

There is time restricted on street parking available on Main Street and the Village Hall car park is a short walk from the property.

ACCOMMODATION

Description	M ²	Ft ²
Ground Floor – Front	18	194
Ground Floor - Rear	28	298
First Floor	23	252
Total	69	744

TERMS OF DISPOSAL

The property is available on a new lease for a term to be negotiated. The rent quoted is all inclusive save for business rates and internet/telecoms.

QUOTING RENT

£18,750 per annum to be payable monthly in advance.

Quoting rents for individual room are available from the Agent upon request

SERVICES

We are advised that mains water and electricity are connected to the premises.

BUSINESS RATES

From enquiries made of the VOA website we understand that the property is currently assessed as follows:

Local Authority:	Rushcliffe Borough Council
Description:	Office & Premises
Rateable Value:	£4,750
Draft 2017 RV:	£3,900

Due to the low Rateable Value, occupiers may be eligible for small business rates relief, and are advised to liaise with Rushcliffe Borough Council's non-domestic business rates department.

VAT

VAT will not be applicable on the aforementioned figures.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Rating of F (140).

PLANNING

We are advised that the property is suitable for B1 (Offices). The property could be suitable for alternative uses subject to obtaining the requisite consents.

All interested parties are advised to contact Rushcliffe Borough Council Planning Department on 0115 981 9911.

LEGAL COSTS

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

VIEWING

Strictly by appointment with the sole agent Geo Hallam and Sons:

Contact: Giles Davis
Direct Tel: 0115 958 0301
Email: giles@geohallam.co.uk

March 2017

Geo

Hallam &
Sons

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Chartered Surveyors

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Property Particulars

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