

Highly prominent retail unit

147 sq m (1,583 sq ft)

36-38 Victoria Road, Netherfield, Nottingham NG4 2HE

To Let



- Located in the heart of Netherfield
- Suitable for a variety of uses, subject to planning
- Immediately available
- Parking to rear



Highly prominent retail unit

**36-38 Victoria Road, Netherfield, Nottingham
NG4 2HE**

Location

The property is situated on Victoria Road in the heart of Netherfield, which is a busy and popular suburb approximately 3 miles east of Nottingham City Centre.

The town has a well established retail core centred upon Victoria Road and the subject premises occupy a prominent position at its junction with Meadow Road. Nearby retailers include the Co-op, Post Office, Bargain Booze and other local operators.

The Property

The property comprises the ground floor suite which was previously used as a 54 cover restaurant and bar area. To the rear are further well proportioned rooms which formerly housed a fully fitted catering kitchen with ancillary washing area and food store, to include walk-in chiller cabinets. These rooms can be opened out further by the removal of internal partitions. To the rear there is a yard area which can accommodate parking for 5/6 vehicles.

The landlord would consider splitting the property to create smaller units.

Accommodation

Measured on a net internal basis, the property has the following approximate floor areas:

Total NIA 147.0 sq m (1,583 sq ft)

Services

All mains services are available and connected to the premises, but we can provide no warranty with regard to their capacity.

Town & Country Planning

The property has consent for a restaurant within Class A3 of the Town & Country Planning (Use Classes) Order 1987 (as amended). The property has previously been utilised for take-away sales and an ingoing occupier would be required to make their own enquiries to Gedling Borough Council (Tel: 0115-901-3901) should they wish to continue this service.

It is understood that the premises hold an Alcohol Licence. This will need to be confirmed with the relevant authority.

Rates

| | |
|---------------------|-------------------------|
| Charging Authority: | Gedling Borough Council |
| Description: | Restaurant & Premises |
| Rateable Value: | £13,000 |

If the subject property is a business' sole commercial premises, it would benefit from a proportionate reduction under the Small Business Rates Relief Scheme. For further details, please liaise with the Revenue Section of Gedling Borough Council.

Terms

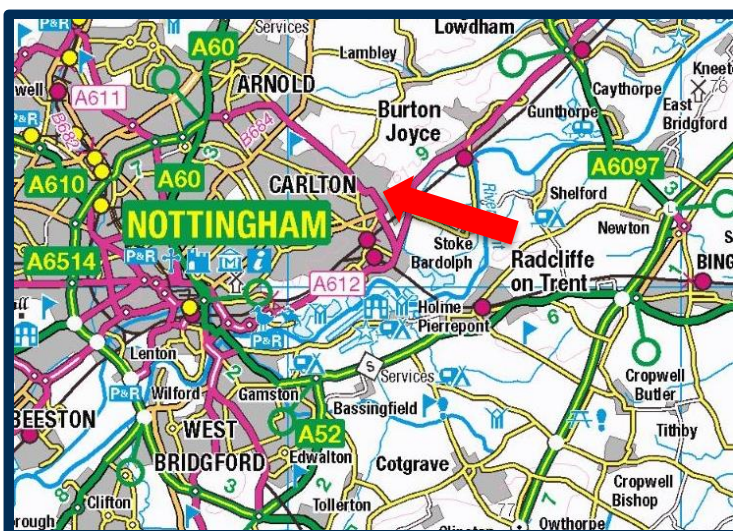
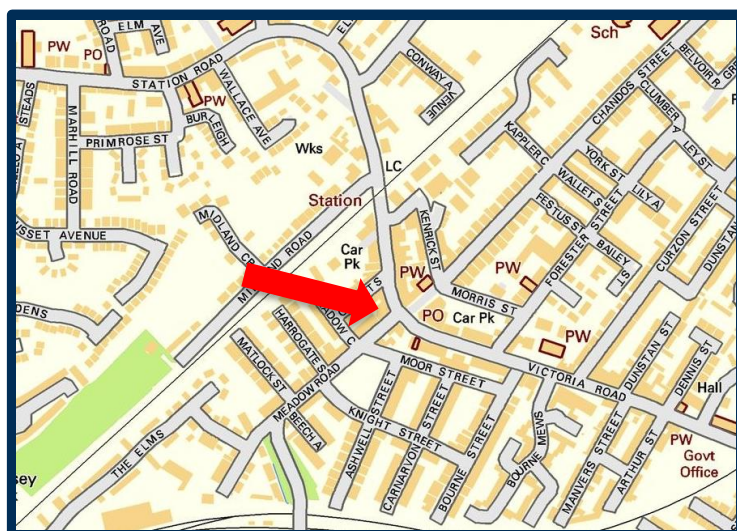
The property is available to rent on a new full repairing and insuring lease for a minimum term of 5 years .

Rent

£13,500 per annum. Rental is to be paid quarterly in advance by Bankers Standing Order.

VAT

VAT will be payable on all outgoings.



Viewing

Strictly by prior appointment
with the sole agents.

James McArthur
T: 0115 989 7093
E: james@ng-cs.com

Charlotte Steggles
T: 0115 989 7098
E: charlotte@ng-cs.com

Property Misdescriptions Act: 1. Statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agents, the Vendor or Lessor. They are made subject to contract and form no part of any contract or warranty. 2. Particulars are prepared in good faith, to give a fair overall view of the property. If anything is particularly relevant to your interest, ask for further information. These particulars are believed to be correct; accuracy is not guaranteed. 3. The particulars are not a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. Information on services is based on information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to purchase. 4. Photograph/s depict only certain parts of the property; it should not be assumed that any contents or furnishings, furniture etc in the photograph/s are included within the sale. 5. Dimensions, distances and floor areas are approximate. Plan areas and measurements are based on Ordnance Survey Group Plans and there may be some discrepancy with Title Deeds. These are given as a guide only. Purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective. 7. Information on Town & Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. 8. Plans contained within these particulars have been reproduced by permission of Emapsite/Ordnance Survey, are not to scale and are for identification purposes only.

SUBJECT TO CONTRACT

Ref: JM/SFT/ 01.04.19

Energy Performance Certificate

Non-Domestic Building



36-38, Victoria Road
Netherfield
NOTTINGHAM
NG4 2HG

Certificate Reference Number:
0410-0735-6859-9395-2006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **94**

This is how energy efficient
the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 208
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 214.56

Benchmarks

Buildings similar to this
one could have ratings as
follows:

34 If newly built

100 If typical of the
existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.