

**TO LET**

**2 - 4 MAIN STREET  
KEYWORTH  
NOTTINGHAMSHIRE**



**FIRST FLOOR OFFICES  
NIA: 1,421 SQ FT (132 SQ M)**

**FIRST FLOOR OFFICES CAPABLE OF A SUB-DIVISION  
3 CAR PARKING SPACES PROVIDED  
POPULAR SOUTH OF NOTTINGHAM VILLAGE LOCATION  
GOOD ACCESS TO NOTTINGHAMSHIRE & SOUTH OF COUNTY  
AVAILABLE IMMEDIATELY**

**SAT NAV: NG12 5AA**

Property Particulars

**Geo  
Hallam &  
Sons**

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

## LOCATION

The offices are situated in the heart of Keyworth accessed off Main Street.

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 offices situated above Canterbury's, The Village Café & Bistro and Stella Rees Eyecare.

The offices are laid out over a number of interconnecting rooms which can be sub-divided and provide the following specification:

- Carpeting throughout
- Painted and plastered walls
- Metal frame single glazing
- Gas central heating
- Staff kitchen
- Male and female WC's
- Fluorescent strip lighting

## CAR PARKING

Three car parking spaces are provided in the yard to the rear.

There is plentiful on street car parking available on Main Street, immediately outside of the property.

## ACCOMMODATION

Description	M <sup>2</sup>	Ft <sup>2</sup>
Offices	125.8	1,354
Kitchen	6.2	66.7
<b>Net Internal Area</b>	<b>132.0</b>	<b>1,421</b>

## TERMS OF DISPOSAL

The property is available on a new Lease for a term of years to be agreed.

## GUIDE RENT

£15,000 per annum exclusive.

## SERVICE CHARGE

A Service Charge is payable in respect of the maintenance and upkeep of the fabric of the building. Further information is available from the Agent upon request.

## 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:	Offices & Premises
Rateable Value:	£6,700

Due to the low rateable value, occupiers may be eligible for small business rates relief and are therefore advised to get in touch with Rushcliffe Borough Council's Non-domestic Rates Department for further information.

## SERVICES

We understand that mains gas, water and electricity are available and connected to the premises.

## VAT

All figures quoted are exclusive of VAT if applicable.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of C(72).

## PLANNING

From enquiries made of Rushcliffe Borough Council we are advised that the premises have an existing planning consent for Under Class B1 (Offices) of the Town & Country Planning (Use Classes) Order 1987.

Alternative uses may be permitted although interested parties are advised to make their own enquiries of 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 agents Geo Hallam and Sons:

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

May 2018

Geo  
Hallam &  
Sons

0115 958 0301  
www.geohallam.co.uk

Chartered Surveyors

24 Regent Street  
Nottingham  
NG1 5BQ

Tel : 0115 958 0301  
Fax : 0115 950 3108

## Property Particulars

**MISREPRESENTATION ACT:** Geo Hallam & Sons for themselves and for the Vendors or lessors of this property whose agents they are give notice that: **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract. **2)** All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. **3)** No person in the employment of Geo Hallam & Sons has any authority to give any representation or warranty whatsoever in relation to this property.