
39 Lenton Boulevard
Nottingham | NG7 2ET

Highly prominent roadside retail unit in busy student/residential area

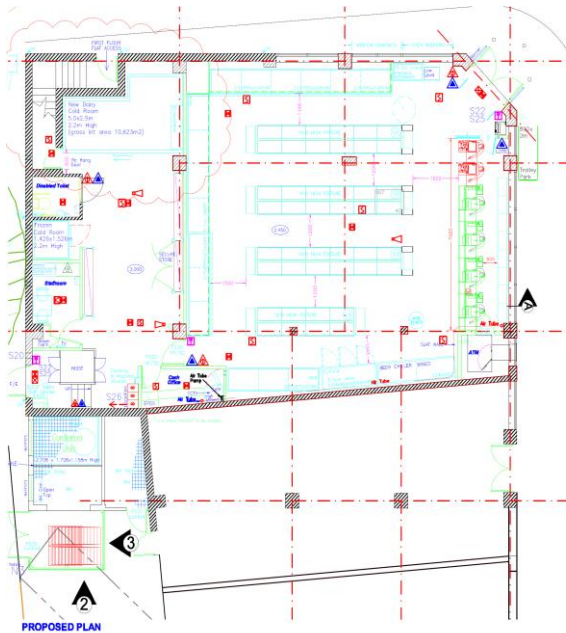
239.32m² (2,576ft²)



- Prominent roadside pitch in busy student area
- Suitable for A1 or other use (STP)
- Daily traffic flow of approx 12,500 vehicles
- Opportunity for units to be split/extended
- Nearby occupiers include Ladbrokes, The Student Lodge, Cunningham Lettings and Bag O'Nails
- Rent £35,000 per annum



To Let



Location

The premises are located on the busy Lenton Boulevard which is approximately 1 mile from Nottingham City Centre. Lenton Boulevard links Derby Road and Abbey Bridge Road and is a popular area with Nottingham University students. The location is home to a variety of national, regional and independent occupiers including Ladbrokes, The Student Lodge, Cunningham Lettings, Coor's Jerk Restaurant and World Wood Furniture.

The Property

The development as a whole provides three ground floor retail/leisure units with separate residential accommodation above. There is rear loading and shared customer car parking to the rear and side of the premises as well as on street parking to the front on Lenton Boulevard.

Accommodation

The property has the following ground floor sales area:

239.32m² (2,576ft²)

The property may be split to provide two separate retail units to suite individual size requirements.

(This information is given for guidance purposes only)



Lease Terms

The premises are available by way of a new lease for a term of years to be agreed on an effectively full repairing and insuring basis subject to 5 yearly rent reviews.

Rent

The asking rent for the property is:-

£35,000 per annum

Split options potentially available.

VAT

All figures quoted are exclusive of VAT.

Planning

The property benefits from planning consent for:-

A1 (Shops)

The property may be suitable for A2 (Financial and Professional Services), A3 (Cafes and Restaurant/A5 (Hot Food Takeaway), subject to obtaining the necessary planning consent.

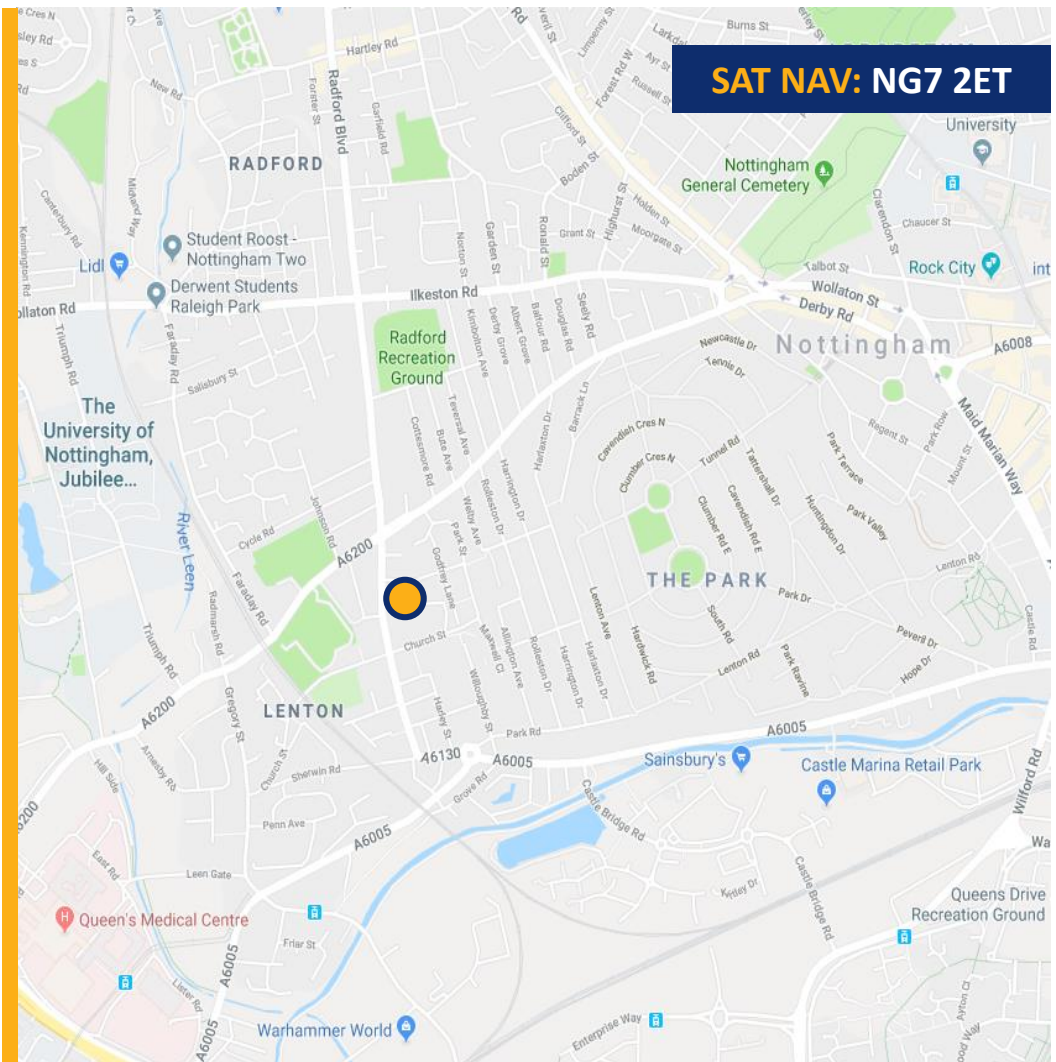
Business Rates

We are advised by Nottingham City Council Business Rates department the premises are assessed as follows:-

Rateable Value 2017 £29,250

The current UBR is 48.0p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

SAT NAV: NG7 2ET



For further information or to arrange to view please contact:

Oliver Marshall

T: 0115 841 1142

M: 07887 787 885

E: oliver@fhp.co.uk

Jack Shakespeare

T: 0115 908 2101

M: 07817 924 949

E: jack@fhp.co.uk



Fisher Hargreaves Proctor Ltd. 10 Oxford Street, Nottingham, NG1 5BG

Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. FHP 06/09. E&OE.