

TO LET



52 Rolleston Drive, Nottingham, Nottinghamshire NG5 7JN

TO LET

- Ground floor retail property totalling 49 sqm (525 sqft).
- Situated on a busy parade in Arnold
- Nearby retailers include Premier and various independent hot food takeaways

For enquiries and viewings please contact:



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Location

The property is located close to Arnold, 5 miles north of Nottingham City Centre. Arnold is a popular suburb with major retailers including Boots, Lloyds Bank and Wilkos. The property is located to the east of Arnold, within a parade of shops fronting onto the busy Rolleston Drive. This area has a large residential catchment and the surrounding units are occupied by a mix of independent retail, takeaway and industrial uses.

Description

The property comprises a ground floor self contained retail unit with WC facilities. The property benefits from a large fully glazed display window and entrance door situated in a prime position along a parade of independent retailers.

Accommodation

	Sq M	Sq Ft
Total	40.5	436

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand all mains services are connected to the property.

Planning

The property currently has planning permission for Use Class Sui Generis.

Interest parties should make their own enquiries of Gedling Borough Council.

Tenure

The property is available on a new lease to be agreed.

Business Rates

The property has a Rateable Value of £11,750.

Rent

£9,500 per annum

VAT

All figures quoted are exclusive of VAT if applicable.

EPC

The premises has an EPC assessment of: C- 64

Viewings

Viewings are by appointment with sole agents Innes England.

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